

**Attachment 3 – Copy of Submissions Received**

# 18091701

|  |                          |                                |
|--|--------------------------|--------------------------------|
| Adrian Earl  | Chris Garrand            | Iain Grindle                   |
| Alana Kelsey                                       | Colin & Marilyn McLaren  | Ian Hendy                      |
| Alexandrina Council                                | Colin Siggery            | James & Deborah Milligan       |
| Alison Pilborough (115 local resident submissions) | Colleen and Kevin Griggs | Jan Stafford                   |
| Amanda Rowe  | Craig Rowe               | Janette and Drew Hunter        |
| Andrew Bradley                                     | Craig Smith              | Jeanne Hurrell                 |
| Andrew Hutchings                                   | Damien Kiley             | Jess Glass                     |
| Andrew Luks  | Darren Fry               | Jill Jordan                    |
| Andrew Smith                                       | David Crabb              | Jillian Jordan                 |
| Andrew Wirth                                       | David Gilbertson         | Jillian Jordan - C/o MCCA      |
| Annette Lambert                                    | David Pogorelec          | Jo Howard                      |
| Annette Paschke                                    | Davide Frada             | John & Sue Hender              |
| Anthony Baker                                      | Denise Coomans           | John McKenzie                  |
| Ashleigh Richardson                                | Donna Stewart            | Josh Townley                   |
| Barb Turner  | E Ferguson               | Judy Grindle                   |
| Barbara Rohde                                      | Elizabeth Wirth          | Judy Grindle C/o Iain Grindle  |
| Beverley Thomson                                   | Emma Cheers              | Katja Buyst                    |
| Bill & Chris Jerram                                | Eric Vella               | Keith Hale                     |
| Bill Coomans                                       | Ewan Bruce               | Kerri Vowles                   |
| Bill Coomans (393 signatures)                      | Gail McMillan            | Kevin Boyce                    |
| Brian Beattie                                      | Gavin Wright             | Kevin Smith                    |
| Brigitte Ritter                                    | Geoff & Jayne Richardson | Kim Champion                   |
| Bronwyn Lewis                                      | Geoff Cooling            | Kristine Osmand                |
| CA & CA Chapman                                    | Gerald Crawford          | Kylie and Dan Howlett          |
| Candice Morrison                                   | Gerry Jak                | Lea Beattie                    |
| Cara Pengilly and Neil Howard                      | Get Glowing              | Lee Small                      |
| Carolyn Kelly                                      | Graham Rowe              | Louise Nicholson               |
| Cathy Domoney                                      | Grant Gartrell           | Louise Roberts & Trevor Jordan |
| Chris and Sue Thomson                              | Harding & Taylor         | Luke Johnston                  |
|  | Harrison Ferguson        |                                |
|  | Hayley Yeomans           |                                |

|  |  |  |
|--|--|--|
| Malcolm and Barbara Hayton   | Ross Kelly                                       | Stephen Connor (Lot 2003 Watson Drive) |
| Margaret & Bryan Hope  | Russell Harding                                  | Stephen Connor (Lot 28 Watson Drive)   |
| Margaret Smith   | Sandra and Michael Reimerink                     | Stephen Connor (Lot 29 Watson Drive)   |
| Mark McLaren   | Sarah Cross                                      | Stephen Connor (Lot 3, 89 Arthur)      |
| Maryanne Howard Jones  | Shayna Hannam                                    | Stephen Connor (Lot 30 Watson Drive)   |
| Maryanne Taylor  | Sonya and Frank Tovo                             | Stephen Connor (Lot 31 Watson Drive)   |
| Maryanne Taylor and Russell Harding                                    | Stephen Connor                                   | Stephen Connor (Lot 32 Watson Drive)   |
| Matt Rowlands  | Stephen Connor (10 Watson Dr)                    | Stephen Connor (Lot 33 Watson Drive)   |
| Matthew Overall  | Stephen Connor (125 letters)                     | Stephen Connor (Lot 34 Watson Drive)   |
| Michael Clough   | Stephen Connor (2 Watson Dr)                     | Stephen Connor (Lot 35 Watson Drive)   |
| Michael Sibbald  | Stephen Connor (4 Watson Dr)                     | Stephen Connor (Lot 36 Watson Drive)   |
| Mohsen Bapiri  | Stephen Connor (71 George Francis Drive)         | Stephen Connor (Lot 37 Watson Drive)   |
| Nicolaas Pool  | Stephen Connor (Lot 1, 89 Arthur)                | Stephen Connor (Lot 38 Watson Drive)   |
| Peter & Lois Burmingham  | Stephen Connor (Lot 10, 89 Arthur)               | Stephen Connor (Lot 39 Watson Drive)   |
| Peter James  | Stephen Connor (Lot 11, 89 Arthur)               | Stephen Connor (Lot 4, 89 Arthur)      |
| Rachel and Guy Martinson   | Stephen Connor (Lot 12, 89 Arthur)               | Stephen Connor (Lot 40 Watson Drive)   |
| Rachel Casey   | Stephen Connor (Lot 13, 42 George Francis Drive) | Stephen Connor (Lot 41 Watson Drive)   |
| Ray Reynolds and Christine Norman                                      | Stephen Connor (Lot 14, 42 George Francis Drive) | Stephen Connor (Lot 42 Watson Drive)   |
| Rebekha Sharkie MP (by Stephen Campbell Legislation and Policy Advisor | Stephen Connor (Lot 15, 42 George Francis Drive) | Stephen Connor (Lot 43 Watson Drive)   |
| Richard Edyvean  | Stephen Connor (Lot 16, 42 George Francis Drive) |  |
| Richard Mells  | Stephen Connor (Lot 2, 89 Arthur)                |  |
| Richard Mells and Paula Ferguson                                       |  |  |
| Richard Willson  |  |  |
| Robert Brokenshire   |  |  |
| Robert Cawood  |  |  |
| Robyn and Marc Czesny  |  |  |

Stephen Connor (Lot 44  
Watson Drive)

Stephen Connor (Lot 5, 89  
Arthur)

Stephen Connor (Lot 6, 89  
Arthur)

Stephen Connor (Lot 65  
Hutton)

Stephen Connor (Lot 66  
Hutton)

Stephen Connor (Lot 67  
Hutton)

Stephen Connor (Lot 68  
Hutton)

Stephen Connor (Lot 69  
Hutton)

Stephen Connor (Lot 7, 89  
Arthur)

Stephen Connor (Lot 70  
Hutton)

Stephen Connor (Lot 71  
Hutton)

Stephen Connor (Lot 72  
Hutton)

Stephen Connor (Lot 8, 89  
Arthur)

Stephen Connor (Lot 9, 89  
Arthur)

Stephen Washington

Steve Gee and Bev  
Measures

Steve Kappler

Steven hayes

Stewart Glass

Sue Summers

Susan Boyce

Tegan Watson

Tim Longstaff & Amanda  
Breese

Tracey Constant

Trevor and Marlene Connor

Urban Development

Institute Of Australia SA  
(UDIASA)

W & C Hodgskin

Walter and Maureen  
Jamieson

Wayne Steinert

Wendy Huntington

Wolfe Rohde

Yvonne Gilbertson

## Adrian Earl

**From:**   
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mt Compass Golf Course Code Amendment  
**Date:** Sunday, 10 October 2021 11:20:42 AM  
**Attachments:** [SAplanning submission.docx](#)

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Please find the attached submission **NOT** supporting the proposed rezoning of the Mt Compass Golf Course.  
Sincerely Adrian and Adrienne Earl

## Adrian Earl

### Document submission to SA planning

Born in Adelaide, my wife and I have lived in suburbs in Adelaide, Melbourne and Brisbane. Like most residential environments, we have seen living standards of communities dramatically alter when State governments change planning acts and Council approval is granted to developers, allowing them to build high rise dense residential sites in outer suburban neighbourhoods, eventually creeping into rural areas, therefore changing the whole demographics. There have been many concerns by the residents submitted to the government and council that have been reported in the press and other mediums, stating that this development in Mt Compass would greatly change living standards, local community spirit and create social issues.

The town of Mt Compass is a community of caring and achieving residents who volunteer and contribute greatly to the welfare and growth of their town and its residents wish to retain their rural environment. Founded by farming pioneers, some of their descendants still live in the district and contribute greatly to the growth of the town. A golf course was created by one of these families for residents to enjoy and encourage visitors to the town. Five or six years ago, due to ill health, the golf course was sold. Since that time the new owner has created many issues for residents, initiating a major increase in water rates to residents on the golf course estate and applying to further increase the rates even higher. The objections to this were raised by residents has gone on for five years and is still not resolved.

The golf course to his credit has been well developed however it is apparent by his own admission that the motives to purchase the golf course were to obtain a re- zoning to allow him to change the rural development by creating suburban type density living which would destroy the character, ambience, and vital resources of this town. To convert the golf course to allow the creation of smaller blocks and amending the height of buildings to nine metres, to allow the building of two storey dwellings creates the density living environment Mt Compass residents vigorously oppose and do not want.

The changes proposed clearly have not taken the following into consideration. Who would provide the water for such a development? The owner developer of the golf course? who currently charges outrageous rates and is further proposing even higher rates.

- Water supply from this resource is severely inadequate at times and unreliable.
- Professional opinion publicly states that the proposed development intended will substantially lower our water table, draining the town's precious aquifer that currently sustains the Mt Compass community.
- Changing the golf course to accommodate the proposed development requires the removal of a substantial number of pine trees that is home to an endangered species of black, yellow tail cockatoos and other species of Australian birds. The golf course also has a family of Echidna living in the tussocks on the 3<sup>rd</sup> tee and quite a few kangaroos, which patrons and residents love to see as part of this environment.

- The developer has written to residents stating that he has invested much in the development and upkeep of the course and does not wish to alter the course from its current form. Yet, he is applying for rezoning to convert the course into a dense housing development. He has obtained approval from council to develop and sell blocks on the back nine of the golf course, a project that is still not completed, with assurance that development on George Francis drive and Arthur Rd would not be necessary, therefore keeping the golf course as it was originally planned and protecting the views of those residents and passing traffic.
- The developer has played on the FUD (fear uncertainty and doubt) principal of communication to residents from day one, with conflicting information affecting the community and by giving no real transparency as to what his real underlying long-term intentions are.
- More confusing is his statement that the course has achieved high ranking status Australia wide, under his investment and stewardship, yet he now threatens to alter the course which would undoubtedly jeopardise the very status he set out to achieve.

My wife and I are strongly opposed to any changes in re zoning of the golf course and support the status to remain as is, allowing the views, character of support and maintaining the current identity of Mt Compass as a friendly, supportive, and caring rural community. Any move to suburbanise Mt Compass or attempts to change the environment with moves to undermine our town's unique identity, we oppose vehemently. High density housing and two-story units would destroy the whole look and feel of this charming rural town.

We support the retaining of the current Neighbourhood Zone for existing housing, Recreation Zone for the existing golf course and it is a resounding NO to zoning as a golf course housing estate.

Adrian Earl FAMI

# Alana Kelsey

From: [REDACTED]  
Subject: [DIT:PlanSA Submissions](#)  
Date: Submission - Mount Compass Golf Course Estate Code Amendment  
Monday, 4 October 2021 2:15:24 PM

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Good Afternoon

I am writing to you in regards to The Mount Compass Golf Course Estate Code Amendment.

We have been residents of Mount Compass for the previous 18 years and live opposite the Golf Course, moving here for a quiet country life within a supportive community.

For the previous 5 years, we have been battling ( with untold stress to many families) Mr [REDACTED] who purchased the Golf Course and his demand for exorbitant water pricing and supply charges, which is still ongoing... Now to our Dismay he is wanting to turn the whole Golf Course into a Large development, including over 680 houses and also shops, offices and a supermarket?? When is enough.. Enough.. Greed pure and simple with not a care to any of the residents here!

Please tell me, that just for once, "The Big Developer" will not win this battle against not only the community but also the wildlife that reside on the Golf Course? Not even to mention what will happen to the actual Water Table that currently supplies just a small community.

We STRONGLY OPPOSE and DISAGREE with the Re-Zoning of the Golf Course to "Golf Course Estate" and demand it remain as "Neighbourhood" for the existing Residential area and "Recreation" for the existing Golf Course!

Please leave the International Standard Golf Course As it is and protect the Wildlife and Ecosystem also that call this their home.

Final words would have to be, we as a Family are absolutely devastated at the thought that this may even be considered? So Yes We strongly Oppose this and hope that just for once.. The Big Money (Developer) does not win against the little people.. who love their Little community!!

Kind Regards  
Alana Kelsey & Paul Dunlop

[REDACTED]

File: 3.71.060

21 October 2021

Ms C Mealor  
Chief Executive  
Attorney Generals Department  
By Email: [REDACTED]

Dear Ms Mealor,

Mount Compass Golf Course Estate Zone Code Amendment

Thank you for the opportunity to provide input into the Mount Compass Golf Course Estate Zone Code Amendment.

As you would be aware there has been considerable recent discussion in the Alexandrina Community regarding appropriate planning policy for the Mount Compass Golf Course and adjacent residential land.

From a strategic planning perspective, Council has consistently sought the retention of the Mount Compass Golf Course land for golf course and open space purposes and the adjacent residential area for residential development. Council has therefore carefully considered the proposed policy framework together with the current framework with that outcome in mind.

There is considerable concern that any residential development of the golf course land, in addition to those further areas that have already been approved, is not appropriate. It is therefore the view of Council that the application of the Golf Course Estate Zone is inappropriate and would be misleading in its desired outcome when considered in the context of Mount Compass Golf Course. On this basis, Council does not support the proposed Code Amendment and requests that the Recreation Zone remains for the golf course land.

It is further requested that the Neighbourhood Zone be retained for the area where the Neighbourhood Zone is currently applied and be further extended to spatially apply to those additional areas of residential development that were previously approved under the *Development Act 1993* but transitioned to Recreation Zone as part of the Planning and Design Code Phase 3 Amendment.

At the Council meeting held 18 October 2021, the following resolution reflecting this position was carried unanimously by the Elected Members:

Moved Cr Farrier seconded Cr Lewis

1. That Council approves the letter provided in Attachment 9.7(a) and as addressed to the Chief Executive of the Attorney-**General's Department as Council's submission regarding** the Mount Compass Golf Course Estate Code Amendment.
2. The Federal Minister for Mayo and State Member for Finniss be advised in writing of **Council's position regarding the proposed Mount Compass Golf Course Estate** Code Amendment.

CARRIED UNANIMOUSLY

The attached document provides a summary of the recommendations and discussion supporting Council's position to retain the existing zoning, with some modifications in order to achieve the pre-existing zone intent, as well as outlining other relevant constraints and considerations such as the high bushfire risk of the area, fragile ecology and infrastructure difficulties that make the area unsuitable for additional development.

The document also outlines specific recommendations for policy change that the Council requests as part of this Code Amendment process to achieve more relevant planning outcomes for the residential areas.

Should you wish to discuss Council's submission further, please do not hesitate to contact [REDACTED] Manager Strategic Growth on telephone [REDACTED] or email [REDACTED]

Yours sincerely,

[REDACTED]

Keith Parkes  
Mayor

Glenn Rappensberg  
Chief Executive Officer

Cc Hon Vickie Chapman MP, Deputy Premier, Attorney- General, Minister for Planning and Local Government  
Ms Helen Dyer, Chair State Planning Commission

Encl: Attachment 1 – Alexandrina Council Submission, Mount Compass Golf Course Estate Code Amendment –  
Summary of Recommendations and Discussion

## ATTACHMENT 1

# ALEXANDRINA COUNCIL SUBMISSION – MOUNT COMPASS GOLF COURSE ESTATE ZONE CODE AMENDMENT

### RECOMMENDATIONS:

- Retain the spatial application of the Recreation Zone to the existing golf course land.
- Retain the Neighbourhood Zone where it currently spatially applies.
- Spatially apply the Neighbourhood Zone to the recently approved residential allotments as illustrated in Figure 3.
- Retain a Building Height TNV of 8 metres within the Neighbourhood Zone where it spatially applies in the Mount Compass township.
- Apply a Minimum site area of 800 square metres for detached dwellings only within the Neighbourhood Zone to better reflect other constraints on residential development.
- Remove proposed application of the Environment and Food Production Area Overlay (considered a mistake)
- Retain the proposed application of the Limited Land Division Overlay for the Recreation Zone

### DISCUSSION:

#### Strategic/Residential Growth Opportunities

In respect to opportunities for additional residential development within Mount Compass township, there are a number of recently approved residential allotments located adjacent the golf course, located both within and outside of the previous 'Area A'. These additional allotments were granted approval by Council's Assessment Panel on land where it was considered they would not affect the golf course, to the west of George Francis Drive.

Further, an area of approximately 10 hectares of land for the future growth of Mount Compass township is identified and zoned 'Deferred Urban'. This land is located to the east of the golf course and has been identified for any future required residential development, in preference to other localities including any significant development of, and potential loss in part or all of the golf course.

#### Environmental Considerations

Mount Compass and surrounds is home to the Critically Endangered Fleurieu Swamps which are listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) with the remnant of one swamp being within the golf course land and appearing to be used as a water hazard. On the land surrounding there are several swamps both on private and government land.

It is understood that approximately 170 native plant species grow in and around these swamps, almost half of which are either rare or threatened. The swamps are also habitat for several threatened species of animals some of which live on the fragments of habitat that remain (Fleurieu Swamps Plant Identification Guide).

As hydrology of these swamps, their peat beds and connectivity of this now fractured landscape is not fully understood any added pressure to the aquifer, water quality, and flow across landscape and habitats could be severe in consequence to this fragile ecosystem.

Whilst rezoning of land by State Government does not require a referral, any subsequent land division and/or development that is likely to have an impact on the Fleurieu Swamps would most likely require a referral to the Minister for the Environment under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

### Infrastructure Considerations

#### Waste Water – Community Wastewater Management Scheme (CWMS)

- There is concern about the ability of the wastewater service provided to Mt Compass to support any significant additional development (including no additional secured long term disposal area). Further concerns regarding the wastewater system are the potential impacts on existing easements, separation distances and/or buffer zones to the CWMS.

#### Water Supply

- Mount Compass's only potable water supply is sourced from the aquifer which is part of a critically endangered ecosystem. There is concern about the impact any further development will have on the aquifer and ecosystem.

### Economic Considerations

Whilst there is no formal data regarding this, it is considered likely that the Mount Compass golf course brings a significant amount of spending into the township with golfers likely spending money at local shops.

### Social Considerations

As well as the intrinsic value the open space contributes to the Mount Compass township and community, one of the related 'Future Ideas' outlined in Alexandrina's Strategic Plan: 'A2040' is:

- Bringing people and organisations together to protect the Fleurieu Swamps. This includes interpreting cultural history as part of Mount Compass's sense of place and visitor appeal. Adopt coordinated wayfinding and interpretation plans.

### Planning Policy Assessment - Golf Course Estate Zone v Retention of Recreation Zone and Neighbourhood Zone

The purpose provided for the Code Amendment is:

*'to provide greater opportunities to preserve the long term viability of the golf course and allow for a mix of land uses and activities that are complementary to the golf course, including residential, tourist accommodation and small scale retail development.'*

The economic viability of a particular land use is difficult to determine or analyse in respect to urban planning considerations as the information that is required to make a judgement is generally not available to strategic planning professionals or decision makers and it is therefore rarely part of strategic planning considerations.

### Recreation Zone Suitability Summary

The Recreation Zone currently applies to the golf course area of land and a number of additional recently approved residential allotments.

The existing Recreation Zone provides for land uses that 'add value' to a primary recreational use including shops, offices and tourist accommodation and further, in the context of the Mount Compass Golf Course, additional residential land division approvals outside of the area previously identified for residential development have already been supported.

Therefore it is considered that the Recreation Zone provides the most suitable policy framework to achieve the intent of existing and previous planning policy being the retention of the Golf Course land as golf course and open space and to preclude the inappropriate development of this land for residential development in the following ways:

- Envisaged land uses are generally consistent with the purpose of this amendment to '*allow for a mix of land uses and activities that are complementary to the golf course*' and with the previous Development Plan policy including the ability to develop additional land uses that are *ancillary* to the golf course such as tourist accommodation, shop, office and clubrooms (existing).
- Importantly, these other land uses within the Recreation Zone are required to be '*ancillary*' and therefore not undermine the existing recreational use (in this case the golf course). The '*ancillary*' requirement is further reinforced with Performance Outcomes (PO) 1.2 to 1.4 which seek shops, offices and tourist accommodation that are *subordinate* to the principal recreational use of the land.
- The Recreation Zone does not provide for residential development - the residential area associated with the golf course estate is largely already developed and it is considered that there is no scope for further residential development to occur whilst retaining the golf course in its current form.
- The assessment pathways are considered suitable for golf course type development but not suitable for residential development.
- It is considered that the Recreation Zone provides greater certainty that the golf course and open space nature of the land, reflecting the previous intent will be retained.
- The area is within a high bushfire risk with the Hazards (Bushfire – High Risk) Overlay applying resulting in additional residential development being inappropriate and costly to home owners.
- The local ecosystem is fragile and any further development is likely to have a detrimental impact and require *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referrals.
- It is not considered appropriate for the Recreation Zone to be retained for the existing approved residential allotments.

### Neighbourhood Zone Suitability Summary

The Neighbourhood Zone currently applies to the existing residential estate located to the immediate west of the golf course, largely reflecting the previous 'Area A' from the Mount Compass Golf Course Policy Area 20 (refer to Figures 2 and 4).

Prior to the Code, a minimum site area of 800 square metres and detached dwellings were sought for 'Area A' within the Mount Compass Golf Course Policy Area 20, however this minimum was not carried over to the Code. There was no previous minimum allotment frontage requirement.

An application for a land division is now Performance Assessed against PO 2.1 requiring that allotments/sites created for residential purposes are:

*...generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.*

The Neighbourhood Zone also provides for the ability to specify the dwelling types that are envisaged in the zone through the minimum allotment size TNV which either identifies a Minimum Site area TNV for a dwelling type or not. The previous low density detached dwelling policy should also be sought to apply.

It is considered that the Neighbourhood Zone should be retained for the area where the Neighbourhood Zone is currently applied and should be extended to spatially apply to the approved residential allotments which together largely corresponds with the previous 'Area A' (refer to Figure 3) , for the following reasons:

- The area identified for residential purposes is largely already developed independently as opposed to fully integrated with the golf course, with little further scope for residential development integrated within the golf course setting without losing the golf course in its current form.
- The Neighbourhood Zone provides for a Building Height Maximum (Metres) TNV and therefore the previous policy could be sought to be applied (8 metres).
- provides for Maximum Building Height (metres) and Maximum Building Height (levels) TNVs with 8 metres and 2 levels currently applying to reflect previous Development Plan policy;
- Assessment pathways are considered suitable for predominantly residential development.

The following changes are recommended to apply:

- Apply a Minimum Site Area TNV of 800m<sup>2</sup> for detached dwellings only to better reflect existing character and enable greater ability to address the applicable Hazards (High Bushfire Risk) Overlay requirements; and
- Spatially apply the Neighbourhood Zone to the approved residential allotments which largely correspond with the previous Policy Area 20 'Area A' in order to provide a suitable policy framework for their assessment.

### Golf Course Estate Zone Suitability Summary

The Golf Course Estate Zone is proposed to apply to the entire golf course and to the adjacent residential estate land, including the recently approved residential allotments.

The Desired Outcome (DO) for the Golf Course Estate Zone is:

*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.*

It is considered that the Golf Course Estate Zone does not provide the best fit for achieving the policy intent for the following reasons:

- the policy has a significant residential focus where little further residential development is possible.
- tourist accommodation is provided for where it is *complementary* to a golf course, This policy wording is considered to be limited in its ability to constrain the scale of tourist accommodation development within the area identified for 'Open Space (18 hole golf course)'.
- the Code Amendment is not proposing to apply any Minimum Site Area TNVs which means that all dwelling types and allotment sizes are possible.
- The assessment pathways are considered suitable for predominantly residential development but not suitable for a predominantly golf course/open space area.
- Given that the golf course takes up a majority of the undeveloped land, it is uncertain where other complementary land uses can be developed

It is considered that whilst the policy focus on residential development is a suitable fit for golf courses that are master-planned to be integrated within a residential setting, that this is not the case for Mount Compass which was developed with the residential estate running adjacent and already largely developed with little scope (if any) for further residential development without undermining the golf course in its current form.

Should the Golf Course be applied to the area affected by this Amendment, which is not supported by Council, the following is recommended, then it is considered that an appropriate minimum site area TNV be applied to better reflect other constraints on residential development including the ability to meet Country Fire Service Requirements to offset the High Bushfire risk, currently not able to be met with some of the recent allotment sizes approved.

### Proposed Concept Plan 122

The Code Amendment proposes the application of Concept Plan 122 (refer Figure 1) to the area affected via the Golf Course Estate Zone:

*'A new concept plan would clearly define the extent of the golf course development and help guide the location of associated land uses and activities'.*

The inclusion of the concept plan is supported in the event that the Golf Course Estate Zone is applied as proposed. However the following concerns are raised about the ability of the Concept Plan to prevent further significant development of the golf course and it is considered that the Concept Plan provides little guidance as to where other land uses are able to be developed:

- The area delineated by green pattern for 'Open Space (18 hole golf course)' should extend to the allotment boundaries fronting George Francis Drive and Arthur Road to better reflect 'Area A' (residential development) of the previous Policy Area 20 Concept Plan.

- There is little scope outside of the area delineated for golf course on the Concept Plan for further residential development as the original associated residential development has already been developed.
- Inclusion of wording of 'Open Space (18 hole golf course)' is considered critical to prevent the loss of the golf course in its current form.

### Overlays

The Code Amendment does not propose any changes to the application of Overlays to the affected area however it is noted that the following Overlays are identified under the list of Overlays currently applying (refer Attachment B of the Mount Compass Golf Course Code Amendment) and also Overlays proposed to apply (refer to Attachment C of the Mount Compass Golf Course Code Amendment) that actually do not currently apply:

- Environment Food Production Area Overlay
- Limited Land Division Overlay

It is considered that the inclusion of these Overlays in the Current Code Policy (Attachment B of the Mount Compass Golf Course Code Amendment) is a mistake.

However the application of the Limited land Division Overlay to the area identified on the Concept Plan for 'Open Space (18 hole golf course)' is supported as it would reflect the previous non-complying process required for land division in this area and achieve the intent of retention of the golf course and prevention of further residential subdivision whilst still providing for ancillary uses such as office, shop, tourist accommodation.

The Hazards (Bushfire – High Risk) Overlay both currently applies and is proposed to continue to apply to the affected area, reflecting the high bushfire risk rating considered relevant for these areas.

Recent experience has highlighted the difficulty of achieving the requirements required by the Country Fire Service (CFS) to mitigate this risk for new development on small allotments. This has resulted in a number of unresolved development applications currently in the system awaiting a resolution which is likely to require a land management agreement being undertaken by the golf course land owner and agreed to by the CFS.

### General Policies

No change is proposed to the General Policies themselves and it is difficult to present any discussion regarding the application of General Policies as, apart from development that is 'All Code Assessed', these are automatically called up as deemed relevant through the system.



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



**DRAFT**

**Concept Plan 122**  
**MOUNT COMPASS**  
**GOLF COURSE ESTATE DEVELOPMENT**

Figure 1 Golf Course Estate Zone – Mount Compass Golf Course Estate Development Concept Plan

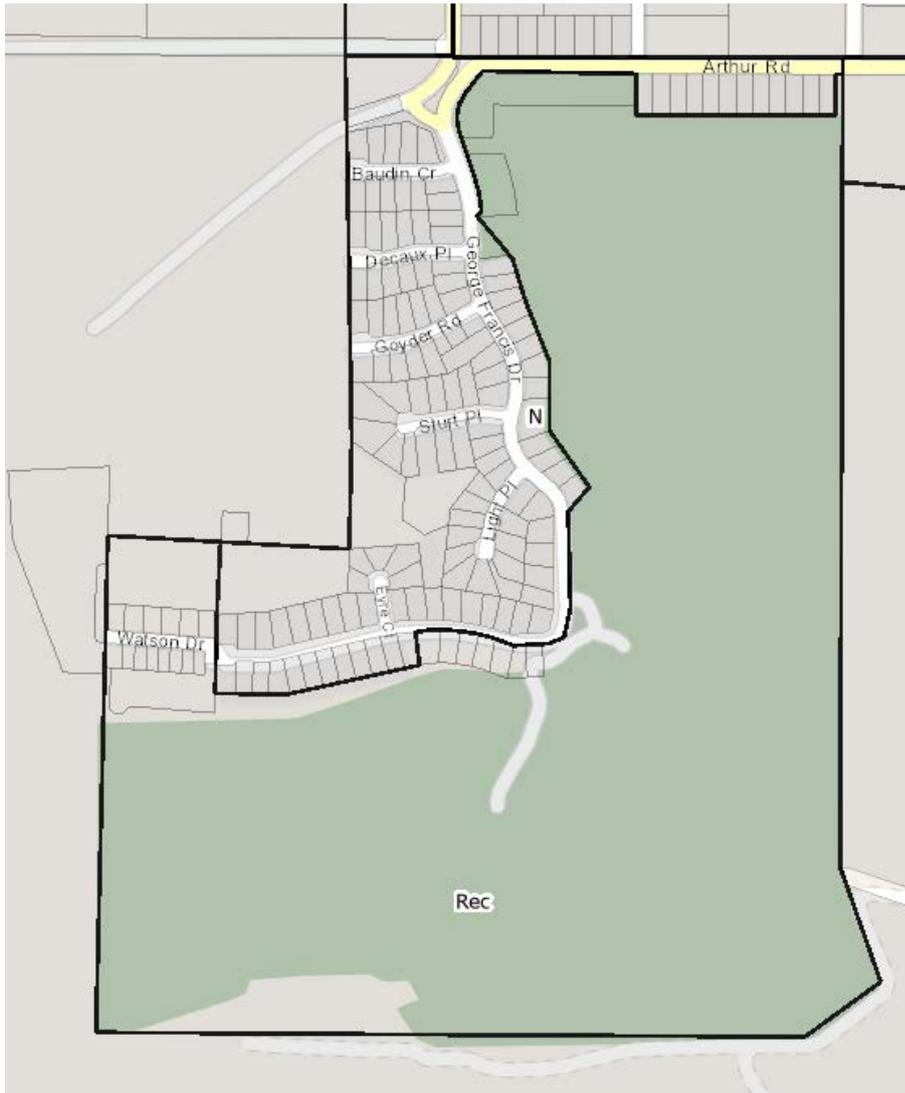


Figure 2: Existing spatial application of Neighbourhood Zone and Recreation Zone



Figure 3: Proposed spatial application of Neighbourhood Zone

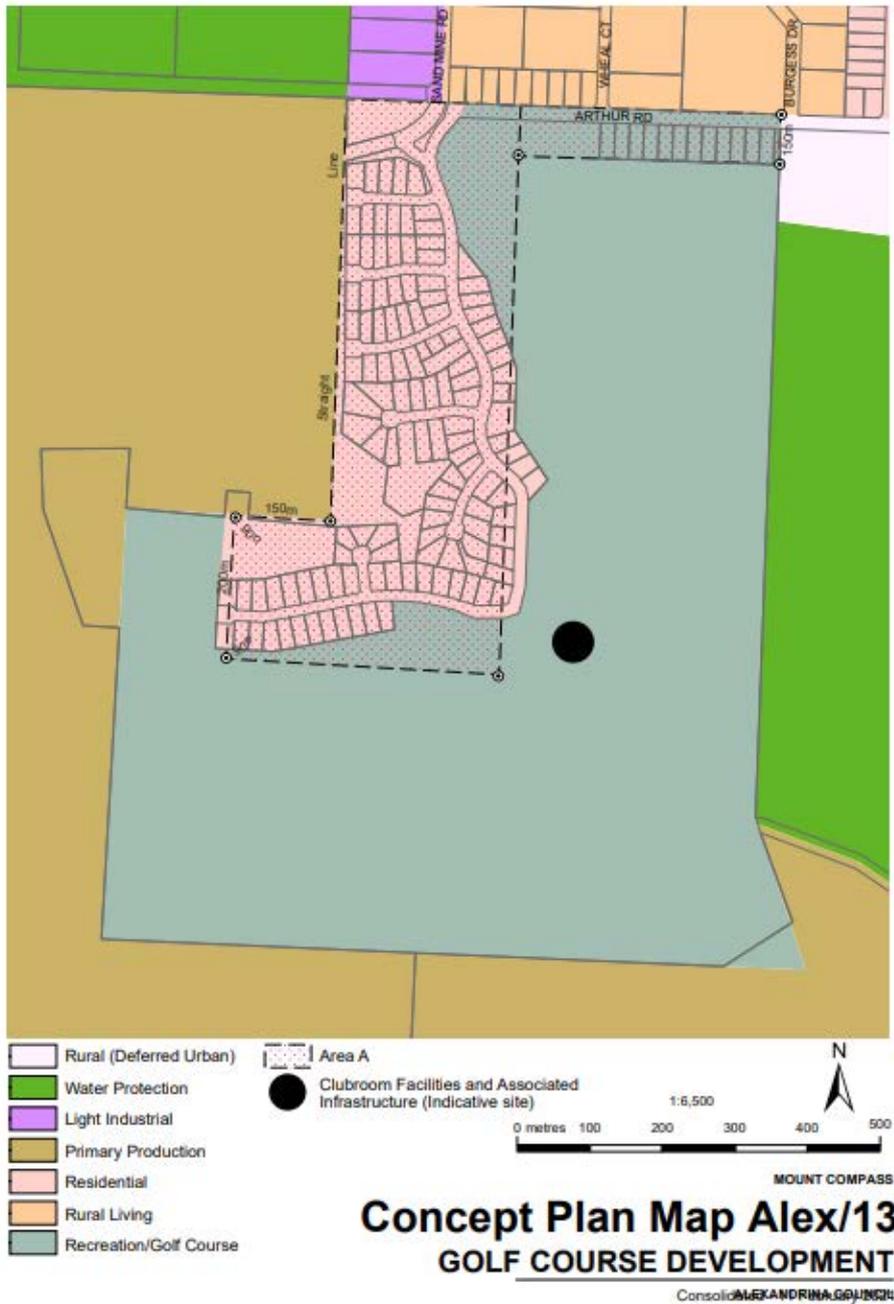


Figure 4: Alexandrina Council Development Plan – Mt Compass Policy Area 20 Concept Plan

## Alison Pilborough (115 local residents submissions)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT  
**Date:** Thursday, 21 October 2021 1:23:16 PM  
**Attachments:** [image001.jpg](#)  
[PlanSA.pdf](#)

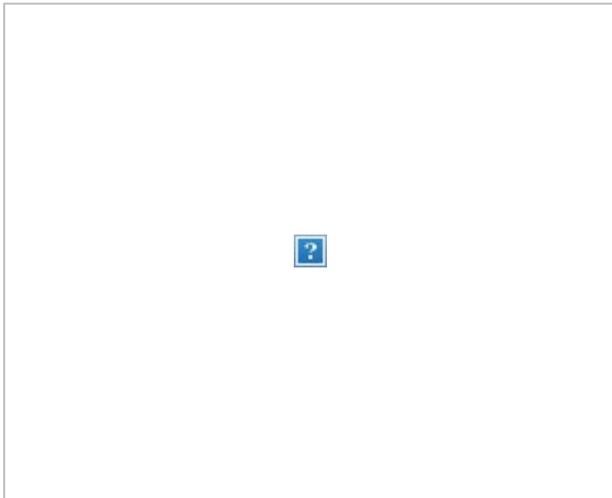
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Dear Sir / Madam,

Please find attached (as a compiled PDF) letters of support from 115 local residents, golfers and interested individuals for the correction of the zoning of Mount Compass Golf Course and affected land to Golf Course Estate – with no Concept Plan.

You will have received many others directly from affected land owners – we trust you give them serious consideration in the process of implementing the Code Amendment.

Thank you  
Ali



Alison Pilborough

PH: [REDACTED]  
[REDACTED]  
[REDACTED]

Web: [www.mcgc.com.au](http://www.mcgc.com.au)



Virus-free. [www.avast.com](http://www.avast.com)

5/10/2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Michael Clough

[REDACTED]

5/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I am fully supportive of MCGC's land being rezoned Golf Course Estate on the condition there is no Concept Plan or overlay restrictions applied to the land.

Yours Sincerely,  
Ruari Macdonald

██  
██ ███

5/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
David Priestley

████████████████████

████████████████

5/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
John Morrell

[REDACTED]

5/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

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We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the Mount Compass Golf Course land and surrounding residential allotments being rezoned Golf Course Estate on the condition there is no Concept Plan or overlay restrictions applied to the land.

Yours Sincerely,  
Michael legg

████████████████████  
████████████████████ ██████████

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

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We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Connor



6/10/21

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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Cameron hope

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please do not ruin one of the best public access golf course in the state, it should be promoted as to increase business in The local area.

Yours Sincerely,  
Steven brennan



6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Stephen

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

We agree most definitely

Yours Sincerely,  
Neville clough

████████████████████  
████████████████████ ██████████

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Adam Taylor

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Ben Cousins

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Shaun  
Old Reynella



6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Tomas Vitkunas

[Redacted signature block]



6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Just get it done. This course is an asset to the state.

Yours Sincerely,  
Stuart Gebauer

[REDACTED]  
[REDACTED] [REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Will Warrick

[REDACTED]  
[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Edward

████████████████████

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Anthony Tropeano



6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Growing up on the South Coast and playing many tournaments throughout my years. This golf course is current top 5 in the state. Would be horrific for this debacle to continue to have any further effect on the course.

Yours Sincerely,  
Aaron Moules

██  
██ ███

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
David Crabb

[Redacted signature block]



6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Tom Kelly

████████████████████

████████████████

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansubmissions@sa.gov.au](mailto:plansubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

It would be a shame to lose such a top golf course

Yours Sincerely,  
Andrew Mathison

[Redacted signature block]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Karen Manskey

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the above submission

Yours Sincerely,  
Tony Mangan

[REDACTED]  
[REDACTED] [REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Adrian James

[Redacted signature block]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Justin Brown

[REDACTED]  
[REDACTED]

[REDACTED]

6/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I read the mcgc website.

I am concerned.

We should all be concerned.

The protection of property rights is a fundamental foundation of productivity growth.

Without it speculators and entrepreneurs have no confidence to risk their savings on bold and far-sighted creations and innovations that benefit our society.

Please don't mess up our society.

Please don't take away SA's top-ranked Public Access golf course according to Golf Australia's 2021 list.

Yours Sincerely,  
David Toohey

[REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Francesco Vassallo

[REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

This is just sad. This should not be happening to this amazing course.

Yours Sincerely,  
Jake

[REDACTED]

[REDACTED]

[REDACTED]



7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the above submission.

Yours Sincerely,  
Michael Spinelli

[REDACTED]  
[REDACTED] [REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

The zone needs to be kept S golf course estate without concept plan. It's the crown of Mount Compass and its closure would severely hurt the reputation of the community. We are now renowned for having a top 40 course in Australia- let's keep it to drive the value of our community in the region.

Yours Sincerely,  
Ben Cameron

████████████████████





7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

One of Australia's best courses threatened by zoning changes has got to be the best example of red tape gone wrong. Surely this can be fixed and the course can be saved

Yours Sincerely,  
Sam Walwyn



7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Tim Provis

[REDACTED]  
[REDACTED]

[REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please do not destroy the best course in SA!

Yours Sincerely,  
Lachy



7/10/21

Planning & Land Use Services – Code Amendment Team  
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PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Daniel Tanner

[REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please keep the golf course how it is.

Yours Sincerely,  
Corey Apthorpe

[REDACTED]  
[REDACTED] [REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I strongly request consideration be given to the subject of this mail.

Yours Sincerely,  
Terry Edwards

[REDACTED]  
[REDACTED] [REDACTED]

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Golf zone !!

Yours Sincerely,  
Darren Franklin

[REDACTED]  
[REDACTED] [REDACTED]



7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansubmissions@sa.gov.au](mailto:plansubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support 100% the rezoning to golf course estate on the condition there is no concept plan or overlay restrictions placed on the land.

Yours Sincerely,  
Ben Page

██  
██ ███

7/10/21

Planning & Land Use Services – Code Amendment Team  
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PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Aaron Peter

████████████████████

7/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Such an iconic course. Needs to stay untouched.

Yours Sincerely,  
Daniel Dempsey

[Redacted signature block]



8/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please care for the viability of recreational golf and maintain open space in the community, for the overall benefit of the public.

Yours Sincerely,  
Matt MARTIN

████████████████████

████████████████

11/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Clay Watkins

[REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
David Jay Clark

[REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Marc Brien

[REDACTED]  
[REDACTED]

[REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Andrew Bednall

[REDACTED]





12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please rezone the mt compass golf coarse to the original zoning this is one beautiful golf coarse and I support it fully I think rezoning without consulting the owner was discusting and criminal.

Yours Sincerely,  
Eric abdilla

████████████████████  
████████████████████ ██████████

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
warren

[REDACTED]



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Mitchell Simpson

[REDACTED]

[REDACTED]

[REDACTED]



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Stephen Cilento



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General’s Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
James West

[Redacted signature block]

[Redacted signature block]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

This golf course is a treasure and should be protected not threatened

Yours Sincerely,  
Timothy Kleinig



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General’s Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Chris Powell

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the golf course and in support for the zoning change

Yours Sincerely,  
John Clisby

[REDACTED]  
[REDACTED] [REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Very unhappy with the MOUNT COMPASS GOLF COURSE AND ADJACENT LAND CODE AMENDMENT. Will be voting accordingly.

Yours Sincerely,  
Andrew Ross

████████████████████  
████████████████████ ██████████

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Brendan Williams

[Redacted signature block]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the rezoning to Golf Course Estate.

Yours Sincerely,  
Jeff Green

[REDACTED]

[REDACTED]

[REDACTED]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Robert George Winter

[REDACTED]



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Full support of this motion as a matter of principle and fairness.

Yours Sincerely,  
Mark Fiedor

[Redacted signature block]

12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Lyndon miles



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Stop stuffing about with re-zoning and leave the MCGC as it is.

Yours Sincerely,  
Craig Wood



12/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

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Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

the golf course must be retained and not devalued.

Yours Sincerely,  
lee rowe

[REDACTED]  
[REDACTED] [REDACTED]



13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

MCGC has fast risen up the ranks of the best courses in SA under [REDACTED] management. With reduced funding and potential in the land, it will quickly fall back to the condition that it was in when he purchased it, and it will stop people travelling to the area.

Yours Sincerely,  
Ned Looker

[REDACTED]  
[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Brad Virgo



13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Trevor Radloff

████████████████████

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General’s Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Martin Brown

[REDACTED]







13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

The financial value of this property has allowed the owners to develop a world class golf course and restaurant. To undermine this in any way further would be disastrous for the community. I support rezoning of this property that maintains the optimum value in order for these works to continue. The geographic combination of sand, water and mild climate here is highly unusual. Combine this with the high value of the property and you allow the development of an unusually magnificent facility, reflected in the golf course being rated very highly. In essence, this golf course is reminiscent of the best sand belt courses in Adelaide or Melbourne, or links courses in Europe. In my regular rounds with my family (two five year olds) I meet golfers from around Australia who love the course and are devastated by any thought that this may be degraded.

Yours Sincerely,  
Paul Kleinig

[REDACTED]

[REDACTED]

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Steven Passey

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Mark Brown

[REDACTED]





13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Ralph Cheeseman

██

████████████████

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Chris Thomas

████████████████████

████████████████

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Tony Steward

[REDACTED]  
[REDACTED]

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I fully support the request above.

Yours Sincerely,  
James Jolley

[REDACTED]  
[REDACTED] [REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Sue

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Simon Hill

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

I support the MCGC's land code amendment, as outlined above

Yours Sincerely,  
Tim Phillips

[REDACTED]  
[REDACTED] [REDACTED]



13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Catherine Davies

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
mark payten

[REDACTED]

13/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Please show some common sense

Yours Sincerely,  
Peter Leahy

[REDACTED]

[REDACTED]

[REDACTED]

14/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

This should not happen, leave this great golf course to operate as before.

Yours Sincerely,  
Paul Grantham

[REDACTED]  
[REDACTED] [REDACTED]

15/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

As above

Yours Sincerely,  
Mark Kittel

[REDACTED]  
[REDACTED]

15/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Barbara Dawson

[REDACTED]  
[REDACTED]

[REDACTED]



16/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

As above

Yours Sincerely,  
Blake Davies

[REDACTED]  
[REDACTED]

17/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Ben Flavel

[REDACTED]

17/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansubmissions@sa.gov.au](mailto:plansubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Absolutely ridiculous what the plan is for the Mt Compass Golf Course, leave the zoning as it is. This course is in the top 100 in the country and you want to change it. I support the Mt Compass golf course NOT changing. SA Government should support this course and promote tourism whrn travel resumes not tear things apart.

Yours Sincerely,  
Craig schmitt

██  
██



18/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General’s Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,

██████████

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████████████████

18/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Craig McShane

[REDACTED]

[REDACTED]

[REDACTED]

19/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Tim Whyatt

[REDACTED]

19/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
Robert

[REDACTED]

19/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Golf course needs to be golf course estate but course to remain predominantly as is

Yours Sincerely,  
Robert



19/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

It's too beautiful to destroy.

Yours Sincerely,  
Diane Thomas

[REDACTED]  
[REDACTED] [REDACTED]

19/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Mount Compass Golf Course has my full support.

Yours Sincerely,  
Mark Hilton

[REDACTED]  
[REDACTED] [REDACTED]



20/10/21

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

We support the Mount Compass Golf Course land and surrounding residential allotments being rezoned **Golf Course Estate** – **on the condition there is no Concept Plan or overlay restrictions applied to the land.**

Yours Sincerely,  
David Gall

[REDACTED]  
[REDACTED]

[REDACTED]

## Amanda Rowe

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount compass golf course code amendments  
**Date:** Wednesday, 27 October 2021 1:04:16 PM

---

Hi,

The golf course being developed will ruin the character of mt compass, contributing to obscene traffic and urban sprawl and destroy the fragile water supplies the town relies on. We need to stop the constant engulfing of land and space for too bigger backyards. Urban needs to occur by backfilling in the city with a train built in. Not 1.5 hrs out. Will contribute to unemployment and mental health issues.

# Andrew Bradley

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Fwd: Mount Compass Golf Course Code Amendment 2021  
**Date:** Sunday, 17 October 2021 2:34:53 PM

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**From:** Bradley, Andrew (SAPOL) <[REDACTED]>  
**Sent:** Sunday, October 17, 2021 2:33:01 PM  
**To:** [REDACTED] >  
**Subject:** Mount Compass Golf Course Code Amendment 2021

## **Mount Compass Golf Course Code Amendment 2021**

Please find below my submission to keep the Golf Course zoned as Recreational and any surrounding areas with housing be zoned as Residential.

To support my submission I present the following for consideration:

### **Water**

The current infrastructure of Compass Springs is allegedly 'inadequate' as quoted by the current owner [REDACTED] to supply the current demand let alone a new development that will double the size of the Mount Compass Community. As a result [REDACTED] wants to charge an absorbingly large sum of money per quarter for service and fees to upgrade the water supply (*this is subject to a current dispute via ESCOSSA*).

If a new development is approved I believe that the water allocation for these houses will not be met and without any other water options (*i.e. SA Water*) that residents in the area will have continual disruption to water supply.

I also believe that this will inevitably have a catastrophic consequence if and when the Country Fire Service and other emergency services are in need of utilising the water in the event of a bush fire threatening homes and lives.

### **Fragile Environment**

The wetlands in and around the Mount Compass Community are federally protected as they are fed from the natural springs and house critically endangered species, flora and fauna.

Any development in the area will have an accumulating long term effect on the wetlands and therefore the animals and fauna.

It will also have an effect on water supply not just to the residential developments (*current and proposed future*) but also each and every farmer who has a water licence in the area.

### **Sustainable increase to the township of Mount Compass and infrastructure**

Mount Compass is a country town that at the time of this submission has less than 600 residential houses. The proposal submitted by [REDACTED] will double the size of Mount Compass and this will have a significant effect on the current shopping precinct, school and local businesses which are not equipped to handle the increase in demand.

Further, there are no childcare facilities, the current state of council managed roads are of poor quality and the lack of public transport will be factors that will need to be taken into account by any planning committee.

This is not as simple as just allowing an extra 600 odd houses and families to move into the country. This will change the landscape of the entire community and effectively the 'doorway' to the Fleurieu.

### **Planning submissions**

I request that the government review legislation surrounding the current processes in relation to development applications and approvals. I believe current legislation which was rushed through parliament in 2016/17 was not thought through by all levels of government appropriately and thus far too much power in relation to being able to approve poor developments has been given to SA Planning.

Regards,

Andrew Bradley

[REDACTED]

Mount Compass SA 5210

### **SC1C. Andrew Bradley**

Goolwa Police Station (220)

South Australia Police

[REDACTED]

GOOLWA SA 5214

[REDACTED]

[W www.police.sa.gov.au](http://www.police.sa.gov.au)

SOUTH AUSTRALIA POLICE

KEEPING SA SAFE

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## Andrew Hutchings

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course  
**Date:** Wednesday, 20 October 2021 9:00:41 PM

---

I Andrew Hutchings would like to let it be known that the owner of Mount Compass Golf Course recently sent me an email with an attached document requesting me to sign to support his intentions to develop the Golf Course Land to Residential Housing. I do not support and will never support such intentions. Furthermore I am disgusted in his attempt trick through his wording and his threats to Close the Golf Course should he not get his way. It is time to take a stand with these type of developers they have no intentions to promote Community, Recreation, Fauna or Flora, shame on him and I am sick to death of seeing such intensive and incredibly poor planning of such developments. We talk about mental health, intensive housing such of which are being allowed to be built at an alarming rates have no yards for the kids, no parking, poor natural light, tiny living areas with ridiculous price tags, all of this will only contribute to an unhealthy way forward. ENOUGH...it must stop...seriously who is responsible for signing off on these so called neighborhoods, they have nothing to be proud of and the dynasty is one of greed. So when such a developer has the cheek to ask me to sign in his support he is asking the wrong person...its about people and there futures, it's about sustainability, not individuals, not individuals personal gain.

Best Regards

Andrew Hutchings

## Andrew Luks

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission – Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 21 October 2021 10:20:07 AM

---

To Whom It May Concern,

I am writing to you about the above mentioned Mount Compass Golf Course Estate Code Amendment. I strongly oppose changing the current zoning to Golf Course Estate Zone.

I would like to keep the zoning as Neighbourhood for the existing residential area, inclusive of the new estate at the end of George Francis Drive, and Recreation for the Golf Course.

As Mount Compass land owner, I am concerned about a change in the zoning and how that would impact the Mount Compass community. My concerns are as follows;

- **Water supply**

Currently there is inadequate water supply to the existing houses. Not to mention the huge cost of water from Compass Springs. I am concerned that extra housing will cause further strain on the fragile water supply. In the event of a Bushfire this could be catastrophic to people living in Mt Compass.

- **Environmental impacts**

Replacing the Golf Course, which is essentially what will happen if the zoning is changed, would mean the local wildlife habitat is destroyed.

- **Decrease in land/housing value**

For those who already own a home, or land, or are building a home in the community, if the zoning is changed to Golf Course Estate, I feel this would have a negative effect on the value of assets. It will drive the cost of real estate down with hundreds more homes to compete with.

These are just some of my concerns. I feel the local infrastructure could not cope with the Golf Course being removed, and a large housing development put in its place. The small local community as whole seems to not approve of this change. The roads would be even more congested during peak hour in the mornings and the early evenings, as well as over long weekends, school holidays etc. Small local businesses would suffer if larger retailers such as Coles, were to be built around the Golf Course Estate, like we are seeing in developments elsewhere, such as in Seaford Meadows.

All of the above is concerning to me, but I am also worried about losing the beautiful views over the Golf Course. Many people in the community purchased property around the Golf Course for the views and the lifestyle, which I feel is threatened by a change to the zoning.

As mentioned above, I OPPOSE changing the zoning to Golf Course Estate.

I ask that my submission remain anonymous.

Thank you,

- A concerned Mount Compass land owner and community member.

**Andrew Smith**

## **Mount Compass Golf Course Code Amendment**

My name is Andrew Smith and I live on Goyder Rd Mount Compass which is on the Golf Course estate. My wife and myself have lived here for the last 15 years and we are aged pensioner. We love this area where we live and do not want it destroyed by some greedy property developer.

I **Don't** want the land zoning for this Golf Course changed. It is a well respected Golf Course both in South Australia and Australia. I would hate to see this Course ripped up so that 670 houses can be placed on this land

I find it rather strange that one person can demand so much attention from a Government Department so that he can make handsome profit. While he damages the Community Lifestyle.

I understand the Underground Water in the Mount Compass area is our only source of water. With an additional 670 houses (1500 people) how do we know there is sufficient water. Where do we go if this supply dries up. There are numerous examples of underground water drying up because of excess usage.

With an additional 1500 people in this new estate all our infrastructure Schools, Roads, Sewerage etc will be inadequate and I suppose the Tax Payers will have to pay for this so that this developer can make a handsome profit.

I believe that Mount Compass has environmental sensitive areas for example Emu Wrens and others Native Species who are endangered. Mount Compass lowland areas are the head waters for Currency Creek system. I know soon after we arrived here all the septic tanks had to be removed because they could contaminate the underground water.

As a resident I would hope that all issues Community, Environmental, Water, Sewerage, Schooling etc and the love of living in a country area are considered prior to allowing a developer to come in and turn the Golf Course into a bare bit of dirt. Once this happens it's too late, the Residents have to put up with the mess that has been created.

Thank you for allowing me to offer my views

Andrew Smith

## Andrew Wirth

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Wednesday, 13 October 2021 8:26:09 PM

---

PlanSA,

### Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** Andrew

**Family name:** Wirth

**Organisation:**

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:** As a member of the community and a patron of the golf club , i do not support the change in zoning.

**Attachment:** No file uploaded

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**Attachment 4:** No file uploaded

**Attachment 5:** No file uploaded

sent to  
**proponent email:** [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Annette Lambert

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Saturday, 16 October 2021 5:58:15 PM

---

PlanSA,

### Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Annette

Family name: Lambert

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I do not see a need for re-zoning. The current zone is sufficient and will protect the golf course. So I say NO to the Golf Course Estate.

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sent to proponent email: plansasubmissions@sa.gov.au

## Written submission on the MOUNT COMPASS GOLF COURSE ESTATE CODE AMENDMENT

To the Chief Executive of the Attorney-General's Department by close of business Friday 22 October 2021.

- Post: GPO Box 1815, Adelaide SA 5001 OR Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

**NOTE:** Your submission will be published on the PlanSA website. Personal addresses, email and phone numbers will not be published, however names and company details will be.

**Submitter Details (required)**

Name: ANNETTE PASCHKE

Organisation Name (where relevant): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Note: the details supplied above will be recorded as the person / organisation who lodged the submission

**Comments / submission details (please attach additional pages and / or supporting documents as required)**

I am opposed to any rezoning of the Mount Compass Golf course estate that would allow for the removal of the existing 18 hole golf course. The area in question borders areas of environmental significance including habitat for endangered species and this should be taken into account when considering any zoning changes. This area also already experiences challenges due to a privatised water scheme and the views of current residents with respect to this issue should be taken into account before any rezoning that allows for excessive housing development in this area takes place.

# Anthony Baker

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf course  
**Date:** Monday, 18 October 2021 3:54:00 PM

---

Good afternoon,

I am writing to object to the rezoning of the Mount Compass golf course. It is vital that no more housing is allowed in this area as this would impact not only the water supply from the bore but the whole ecological system in the area ( many protected species)

I request that the zoning stays :

Residential for the existing houses

Recreational for the existing golf course and a NO to any change with the golf course estate

Thanks

Anthony Baker

# Ashleigh Richardson

**From:** [REDACTED]  
**Subject:** Plan Submission Mount Compass  
**Date:** Monday, 11 October 2021 10:43:25 AM  
**Attachments:** [DIT:PlanSA Submissions](#)  
[PlanSA-Submission-AJ Richardson-MtCompass GC.docx](#)

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From Ashleigh R

Ashleigh Richardson,



Mount Compass,  
SA, 5210.

10 October 2021

PLANSA

plansasubmissions@sa.gov.au

Adelaide,  
SA, 5000.

Dear PLANSA:

Reference: Mount Compass Golf Course Code Amendment.

I am responding to the application put forward by the Directors of Compass Springs, whom are also owners of the Mount Compass Golf Course, where they have made application to have subject land rezoned to "Golf Course Estate", with hoping the business directors to sub divide all rezoned land to create 680 proposed allotments.

I directly oppose the re-zoning to '**GOLF COURSE ESTATE**'.

Please **RETAIN THE CURRENT ZONING** as follows:-

**A- NEIGHBOURHOOD** for the existing housing.

**B- RECREATION** for the Golf Course as it is currently developed.

I have been a resident of this Mount Compass community from 2006, along with my parents until present day on George Francis Drive, and have been involved in this wonderful community and completed my schooling at local area school.

As a member of this younger generation, I see and appreciate the fact Mount Compass has a clean and ecologically diverse environment and it saddens me to think this will suffer long term consequences of improper land rezoning. The wetlands and boardwalk to the east of the Golf Course I attend often and have done so over my schooling years, where I photograph and observe the micro eco systems in place, are fed from natural springs situated on, around and to west of said Golf Course and trust they are Federally protected. Subdividing this are will greatly and adversely affect entire ecosystems, down to the locally used aquifer. The area to the east and south of the Golf Course is of indigenous cultural significance, being the convergence of the Kaurna, Peramangk and Ngarrindjeri lands.

PLANSA

10 October 2021

Page 2

Therefore, I and the rest of the community need to keep the zoning of the Mount Compass Golf Course as it is, "Recreational". I, the undersigned am against the rezoning of the Mount Compass Golf Course.

Are we going to keep allowing residential development of green recreational space, to make profit for a few, until there is nothing left?

Email: [REDACTED]

mobile # [REDACTED].

Yours respectfully

Ashleigh Richardson,

Enclosure

# Barb Turner

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 19 October 2021 8:55:19 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Barb

Family name: Turner

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: The idea of having 681 extra houses in Mount Compass is ridiculous and criminal. Mount Compass is a small country village and could not cope with so many houses. That's more houses than is there now! The water supply is only just coping now. The village shops and medical centre would need to be enlarged. The cost of setting up just these two things is gigantic! Mount Compass wildlife would be damaged enormously. The traffic and carbon imprint would be terrible. The beautiful surrounds of the Golf course would be ruined. These are just a few things. Please do not touch Mt. Compass.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Barbara Rohde

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Mount Compass Golf Course Code Amendment  
Friday, 22 October 2021 7:28:15 AM  
**Attachments:** [Mount Compass Golf Course Code Amendment.docx](#)

---

To whom it may concern

Please find attached my submission to keep the current 'Neighbourhood' zoning for the existing housing and 'Recreation' zoning for the existing golf course.

Kind regards

Barbara Rohde

[REDACTED]  
Mt Compass SA 5210

## Mount Compass Golf Course Code Amendment

I was shocked and very concerned when I learnt that the Mount Compass Golf Course may become housing if the zoning is changed. What a tragedy that would be for our lovely village type town, the residents and the environment.

I bought my property on Sand Mine Road in 1995 when the Golf Course was in its infancy. I remember the transportable club house on site where prospective land buyers and golfers could make enquiries. That was exciting! Over the years I have seen the development of the golf course with its own unique beauty of greenery and trees and its abundance of birds, kangaroos and even echidnas.

We do not want a suburbia in Mount Compass. This must not happen! We know what has happened in Mount Barker and its surrounds. We, as residents, have chosen to live in Mount Compass for what it is now and the lifestyle provided by the current zoning of the golf course area.

The Zoning must stay as the current 'Neighbourhood' for the existing housing and 'Recreation' for the existing golf course, so that Mount Compass continues to be the jewel of The Fleurieu with its beauty and clean sweet freshness, a haven for birds and native animals and plants...and not a housing development that has no spirit or soul.

I am grateful to be able to present this submission to the Minister.

Barbara Rohde

[REDACTED]

Mount Compass

[REDACTED]

# Bev Thomson

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 3:58:27 PM  
**Attachments:** [Bev\\_golf\\_course\\_submission.docx](#)

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PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** Beverley

**Family name:** Thomson

**Organisation:**

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:** See attached file

**Attachment:** Bev\_golf\_course\_submission.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 26.0 KB

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**sent to proponent email:** plansasubmissions@sa.gov.au

Re-zoning of the Mt Compass Golf Course to “Recreational” in March 2021 would have been the result of considerable time and taxpayer dollars spent on research, administration and implementation. The decision would have been based upon a broad base of serious considerations.

**Why now has the Minister for Planning and Local Government commenced a relatively quick process to change this for the benefit of ONE “big-business” person by the name of [REDACTED] director of numerous interwoven companies? (The Developer)**

The Developer purchased the golf course business, surrounding land, its water supply business and took over management of encumbrances of all housing in the “estate” in mid 2016. His messages to golfers, Mt Compass residents, potential buyers of his allotments, the media and government officials contradict each other, changing dependent upon what he wishes to achieve.

The 18-hole golf course improved in rankings under his ownership but so too has the cost for golfers to play. Now, 5 years on, The Developer claims to the Government that he bought a residential estate – not a golf course and that there is no money in owning a golf course! In March 2021 The Developer lodged a plan for an additional 681 housing allotments.

Insufficient infrastructure exists to support such an increase. There is no reservoir or desalination plant water supplying this large section of the Mt Lofty Ranges. The Town and entire surrounding areas rely on a finite underground water supply. Salinity in one townperson’s well has risen to where she can no longer use it. Aquifers can dry up and/or the water quality deteriorates with increased volumes of water being drawn from them. The present Community Waste Water Management System (CWWMS) was originally privately established by [REDACTED] (previous golf course owner) to service the golf course homes. It was just a few years ago acquired and upgraded by Alexandrina Council so the service could be extended to all Town residences. Alexandrina Council advised at that time that connection by ALL existing houses in the township was mandatory but placed a limitation on further subdividing

Mt Compass is situated in the Mt Lofty Ranges in a High Bushfire Risk zone. Access and egress during a bushfire are of ultimate importance. The busy Victor Harbor Road is the ONLY means of access and egress into the residential area. There are only THREE (3) roads leading off, meaning that entry and exit for normal town traffic at peak hour or on a long weekend can be a nightmare even now. Power can be cut during a bushfire, limiting the access of water by CFS to any other available surface water using pumps. More people exiting the township and only three roads in a smoke situation is a deadly combination.

The Developer is currently the sole supplier of water to around 200 homes. The balance of the homes within the Mt Compass township are supplied by SA Water. The Developer charges a premium price for water supply and what is used. 750 extra homes will require a serious upgrade to his infrastructure and once The Developer completely develops out the golf course and has no interest left in the development WHO will take over the water supply and maintenance to these 1000 residents?

Is there provision for power and telecommunication services for an additional 750 homes? There have been many serious vehicle collisions where the three 50kph feeder roads enter Victor Harbor T-junctions at 100kph, 80kph and 60kph sections. How will any of this improve with 750 extra homes added to Mt Compass. Traffic continually increases along VH Road with the population increasing at Victor Harbor and McLaren Vale.

We previously lived just 4 kms from the Adelaide GPO in a nice “leafy” suburb. When you live in suburbia you accept it for the conveniences it offers particularly when you are working. The original landowner of this Mt Compass land ([REDACTED]) lashed out, put in the “hard-yards” and the money to establish the golf course. He provided water and meters to the new residents at better-than SA Water rates, provided an effluent system for the new residents also at a fair price. A former farmer’s dream became his reality and eventually our new life. I have not seen anywhere that [REDACTED] complained about lack of money to cover his investment despite being astute with his money. It must have been a better idea than dairy farming. This brand new Fleurieu Golf Course (as first titled) put

the Town “on the map.” My husband found out about the golf course and was curious. In 2004 when we happened to be driving to Middleton we saw the golf course sign, then a “for sale” sign and the rest is history. We think of Mt Compass as being the jewel in the heart of the Fleurieu. Even if you aren’t a golfer, the golf course is home to a huge variety of flora and fauna, some of which is endangered and not seen elsewhere – nothing short of a sanctuary. With so many landscapes and wildlife habitats being destroyed throughout our State there needs to be parcels of land like this.

Tourists are attracted by golf courses, produce trails, open space views, quaint locally owned shops, swamp lands and wildlife areas. They are never attracted by residential estates, Woolworths, OTR’s, shopping precincts and McDonalds which are ugly. Mt Compass should never be a host town for such huge companies. It is a rural town with a rural lifestyle. Willunga has not been allowed to go down that “ugly” path. Our small business operators are a proud group “giving it a go the Aussie way” and selling fresh local produce. Let this NOT be destroyed.

In some country towns it has been the local council that has taken over golf courses and caravan parks to ensure that tourism continues. If The Developer is not as smart as [REDACTED] with making a golf course successful, he should not have purchased it. The Developer took over a golf course that was already established. He has promoted it nationally. Printed and YouTube material used to sell the new land release advertises a beautiful 18-hole golf course and the residential land having “golf course” views. Why then has he told the media he purchased “residential land” and NOT a golf course, that there is no profit to be made from running a golf course and that the golf course was to go? The biggest issue with the zoning is not just the golf course but the land and all that is growing and living on it.

Any residential development in the area should be in keeping with the existing registered encumbrances attached to the existing Golf course estate and golf course, which stipulates building height limits and minimum allotments sizes of 800 m2. These encumbrances are registered at LTO and transferred from title holder to title holder and golf course owner to golf course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to on the golf course that intrudes on existing properties amenities and will be subject to legal argument if any rezoning occurs.

The Developer has already had 16 blocks of land on the corner of Arthur Road and George Francis Drive surveyed and pegged, allowing an entry point onto the existing course for the pegging of Stage 1 of the 681 blocks! Has the development of the 7 blocks near the Clubhouse been approved? Apparently ALL but two blocks at the far western end of George Francis Drive are sold and one house is under construction but there are no made roads yet! The Developer has notified golfers that changes to the 2<sup>nd</sup> and 3<sup>rd</sup> holes on the golf course will commence in November. It would appear that he has already gotten approvals from somewhere or, he is going ahead without them, or has it been indicated to him that he will have it made official?

Our community can only rely on the integrity of those who are elected to the various levels of power. They are entrusted to make honest, unbiased decisions. Once development has started, it cannot be reversed. Putting things into perspective – this is just ONE developer who wants to bastardize everything that is good about the Town! What is happening to our Australian way of life? How much money does one need?

I therefore propose that the ZONING be as follows:

RECREATION zone for the golf course land for golf course and open space purposes.

NEIGHBORHOOD zone for the existing residential area and development already commenced of the 21 blocks at the far western end of George Francis Drive (19 already sold) – BUT NO more.

## Bill & Chris Jerram

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mt Compass Golf Course Code Amendment  
**Date:** Tuesday, 5 October 2021 4:49:41 PM  
**Importance:** High

---

To whom it may concern

We write as residents of Mt Compass re the proposed rezoning of the GOLF COURSE ESTATE.

We are most emphatic that the zoning remains as it currently is. i.e.:

**Keep NEIGHBOURHOOD zone for the existing housing and RECREATION zone for the existing golf course.**

The proposed zoning is too *open-ended* and does not guarantee us that more housing than the current infrastructure can sustain, will be established in the future.

We have a limited underground water supply. Our water does not come from the Myponga dam. When we built on our small acreage in 1985, we had a viable bore. When the current golf course became established, it was no longer viable. How can a new development be guaranteed to not affect the aquifer in the wider Mt Compass area, including for primary production.

The current roads leading to the proposed estate are already overused and in poor repair. It seems thought has not been given in the event of bush fire to exit routes of the current subdivision, let alone extending the housing development.

May we reiterate:

We **DISAGREE** with the proposed Golf Course Amendment.

Bill and Chris Jerram

[REDACTED]  
[REDACTED]

**Bill Coomans (393 signatures)**

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning & Local Government

*through:*

*The Hon. John Darley JP MLC  
Independent Member of the Legislative Council*

Dear Minister

We are writing to you to respectfully request that you take no action in relation to the proposed rezoning of the Mount Compass golf course area to '*Golf Course Estate*' but retain it at the like-for-like zoning of '*Neighbourhood*' and '*Recreation*' zones as at the introduction of the new planning legislation on 19 March 2021. Alexandrina Council has also written to you stating they are of the same opinion.

The Mount Compass Golf course is a most important recreational facility, is of an international standard and has widespread support from not only the local community, but the countless golfers who travel from the wider Adelaide region, from other parts of Australia and indeed from overseas. We ask that not one part of the current 18-hole golf course is allowed to be converted to housing because it will put in jeopardy its standing as well as its environmental significance.

For you to consider a code amendment with its requirement for public consultation, will be a total waste of time and money as the greater Mount Compass community is united in its opposition to a proposed zoning to '*Golf Course Estate*'. Indeed, there is not even a definition or explanation of what such zoning actually means in relation to Mount Compass.

This letter is signed by the attached 393 concerned residents.

*Contact person:*

*Bill Coomans JP  
Resident  
Mount Compass*

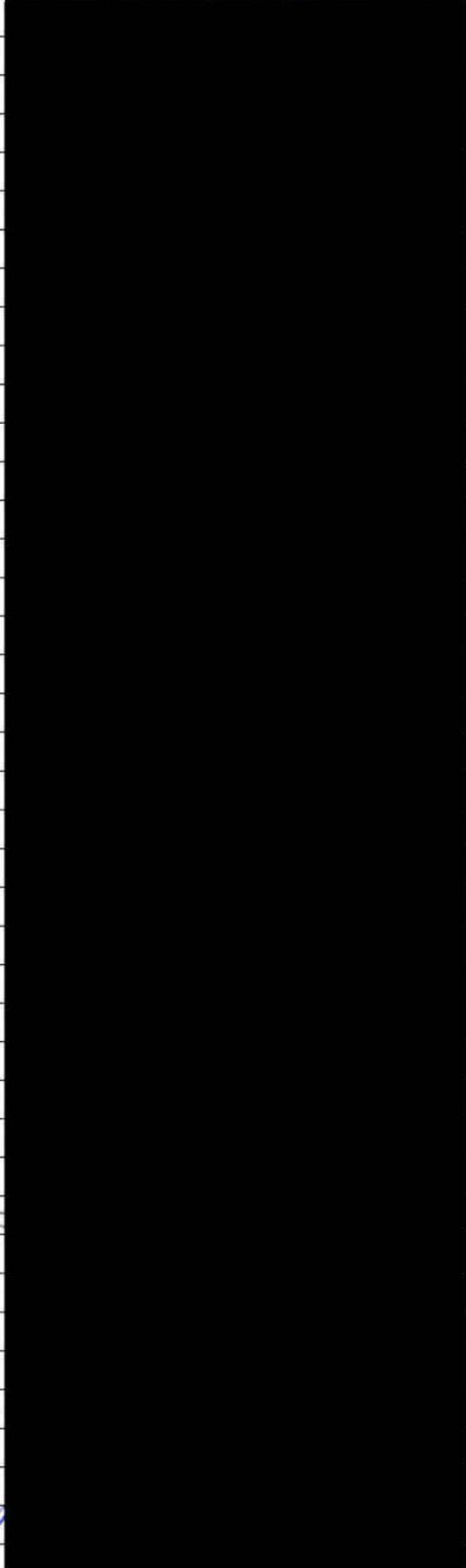
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*'Please don't be a party to the destruction of the internationally recognised 18-hole Mount Compass Golf Course or to allow for irreversible environmental damage to the associated priceless wetlands or cause deterioration to the precious aquifer that supplies the community.'*

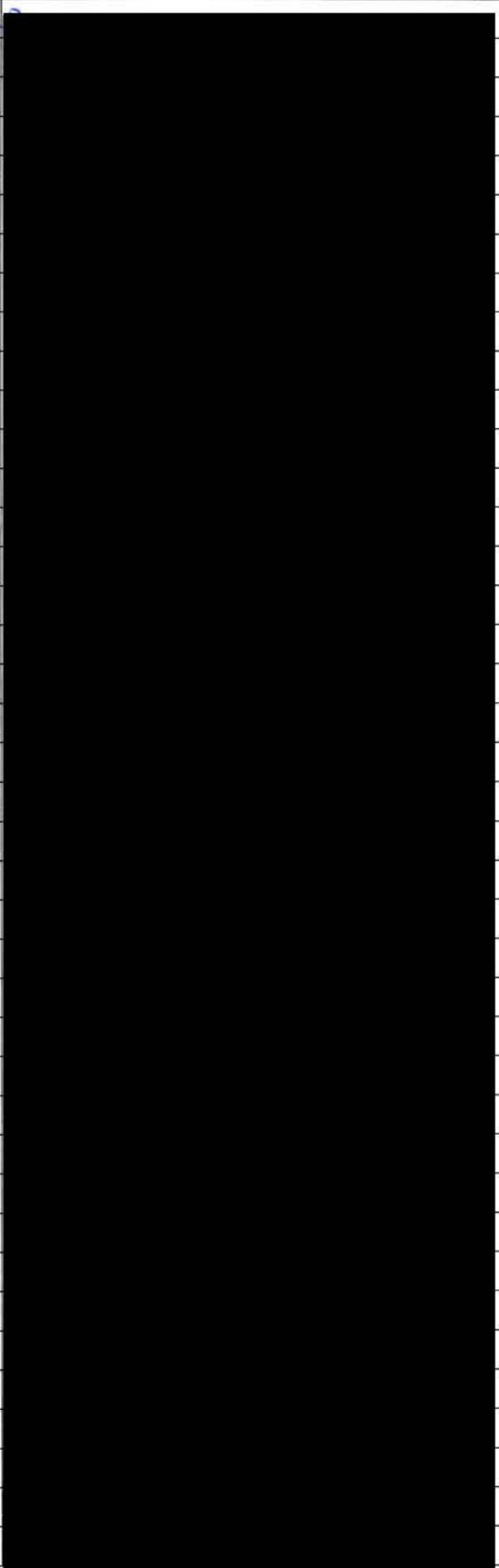




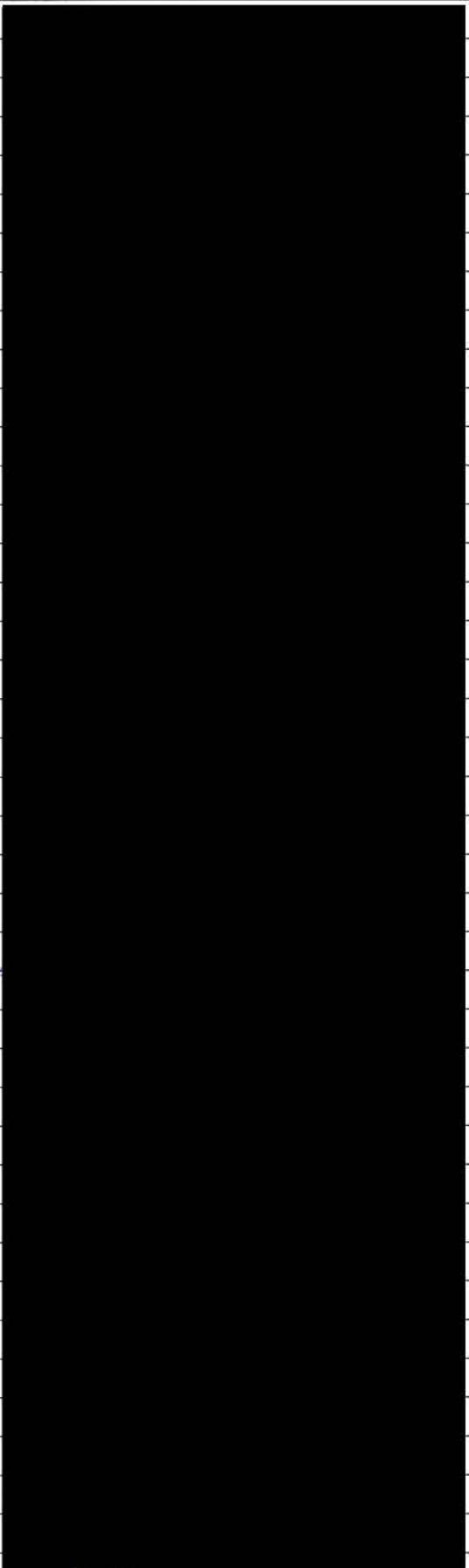
WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development

| Name                   | Signature   |
|------------------------|---|
| HEATHER MITCHELL       |  |
| ROSE KELLY             |   |
| GRANT TINDALE          |   |
| Meredith Hough         |   |
| Jacqui Binda           |   |
| GARY BOOTS             |   |
| TRACY BOOTS            |   |
| Brad Lindsay           |   |
| Des Rooke              |   |
| Annemarie Clifford     |   |
| Tanya Muir             |   |
| BRENTON KELLS          |   |
| John Gilford           |   |
| MICHAEL NICOL          |   |
| JAN UELCH              |   |
| KATIE MCHUGH           |   |
| GUNTILDE KEPPER-BAMENT |   |
| Hannah Stone           |   |
| Leeanne Lindsay        |   |
| Paul Ryan              |   |
| Cassie Hicks           |   |
| David Hicks            |   |
| Nathan Ritter          |   |
| Sean Jash              |   |
| Craig Merritt          |   |
| Shim Scudds            |   |
| Brent Creek            |   |
| Klaus Simons           |   |
| Pam Endersby           |   |
| Hayley Huff            |   |
| Clint Hooper           |   |
| Jayne Hooper           |   |
| Whitley Golding        |   |
| Pemb. Hides            |   |
| Tom Prutti             |   |
| Nick Hough             |   |
| Chris Golding          |   |
| Bill Nash              |   |
| WARNE MILLAN           |   |
| MAKAYLA TOVO           |   |

WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development

| I | Name              | Signature   |
|---|-------------------|---|
|   | Bayden Batzavals  |  |
|   | Mark Rowley       |   |
|   | Jim Guy           |   |
|   | J. Batz.          |   |
|   | R. WEETMAN.       |   |
|   | K. Weetman        |   |
|   | Ziggy Vitlaner    |   |
|   | Oliver Gobb       |   |
|   | Rose Fisher       |   |
|   | Klara Edward      |   |
|   | Terese Mathew     |   |
|   | Craig Mathew      |   |
|   | Karen Cowby       |   |
|   | Gregg Nash        |   |
|   | Bonnie Scudds     |   |
|   | Maddey Ingram     |   |
|   | Sean Davis        |   |
|   | Sam Taylor        |   |
|   | Jessica Fox       |   |
|   | Colleen Thomas    |   |
|   | Lazar Hecic       |   |
|   | MARK BARNETT      |   |
|   | KRISTY BARNETT    |   |
|   | SIENNA BARNETT    |   |
|   | Jasmin Gee        |   |
|   | Carly Hecic       |   |
|   | Kate Wilkinson    |   |
|   | BARB FOSTER       |   |
|   | MATT SRYPEK       |   |
|   | LEWIS JOHNSTON    |   |
|   | Sam Howford       |   |
|   | JAMES SCUDDS      |   |
|   | Michael Corbett   |   |
|   | Vicki Pinyon      |   |
|   | DEAN PNYON        |   |
|   | Korrie Hayes      |   |
|   | Brooke Hayes      |   |
|   | Mandy Brokenshire |   |
|   | Tracy Zimmermann  |   |
|   | ALANATOVO         |   |

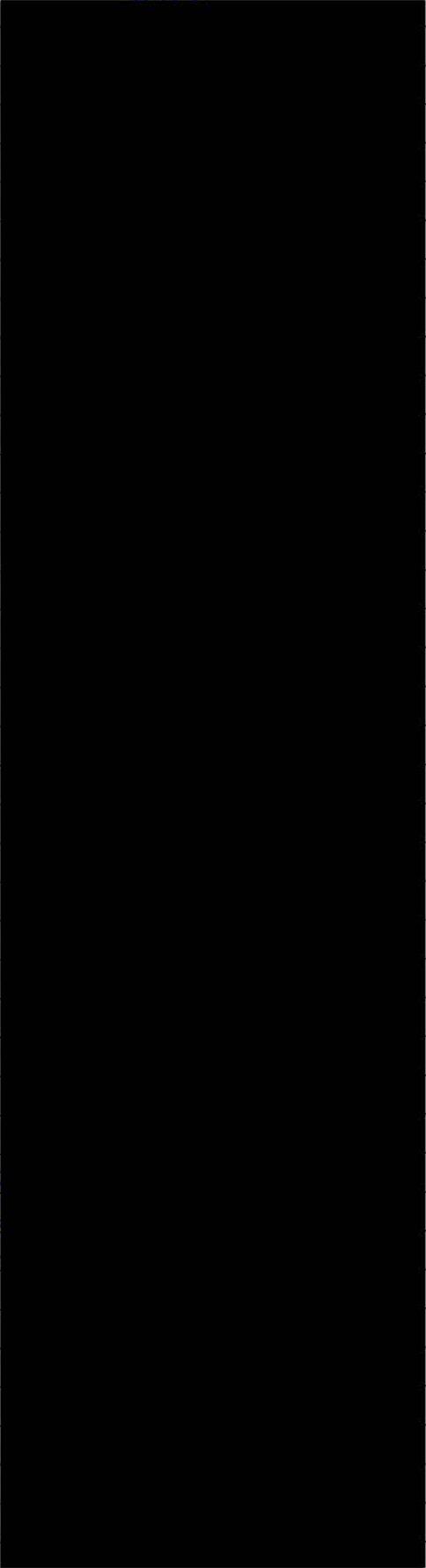
**WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development**

| Name                 | Signature   |
|----------------------|---|
| Shaun Raymond        |  |
| GARDINER Helen & Ray |   |
| GARDINER Ray         |   |
| Tracy Galbraith      |   |
| Joss Clayton         |   |
| Lo Dugmore           |   |
| Callie-Ann Evans     |   |
| DAVID McHUGH         |   |
| Julie Wrobel         |   |
| Susan Lloyd          |   |
| MARK LLOYD           |   |
| MATT STANTON         |   |
| Bianca Gill          |   |
| Elissa Fisher        |   |
| Kelly Hicks          |   |
| Heidi Lindqvist      |   |
| Donna Stanton        |   |
| Casey Nash           |   |
| PETER Galbraith      |   |
| Corey Young          |   |
| A. SMITH             |   |
| ANTHONY MURRAY       |   |
| BOB MARTIN           |   |
| MARK NASH            |   |
| Clint Enderby        |   |
| ABRIAN Beid          |   |
| Peta Oster           |   |
| Tom Pinyon           |   |
| Brandon McKernie     |   |
| Patrick Marshall     |   |
| Braden Ritter        |   |
| Shirley Ritter       |   |
| Garnett Ritter       |   |
| Jan Merritt          |   |
| LORNA RAYNER         |   |
| Jane Jacobs          |   |
| Emma Liebich         |   |
| Tracy Wilcock        |   |
| ALICE NICOL          |   |
| Samatha Nicol        |   |

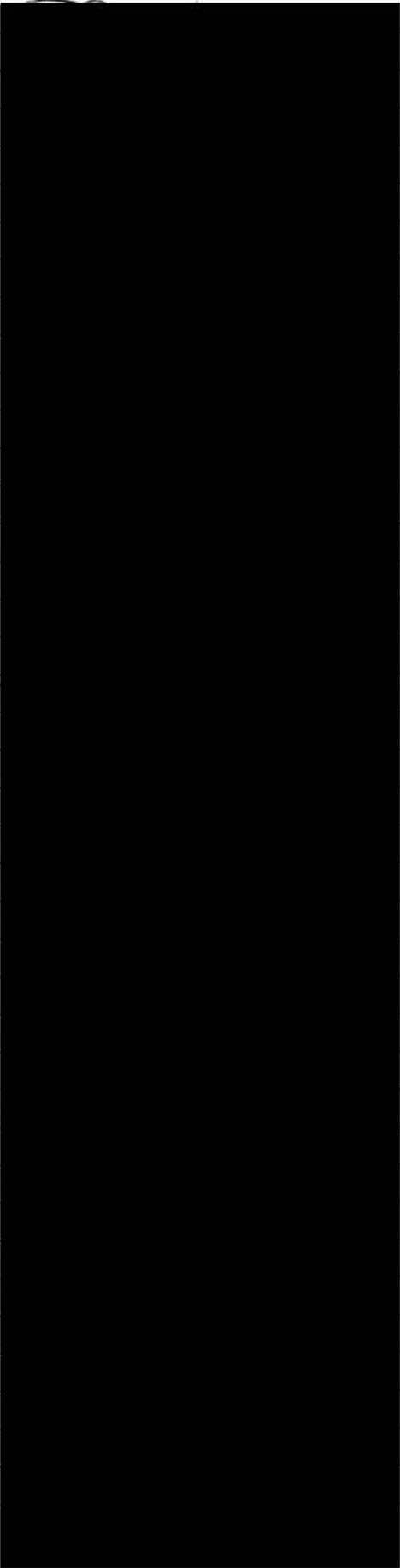
**WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development**

| Name              | Signature |
|-------------------|-----------|
| Laura Baker       |           |
| Ben McHugh        |           |
| Bek Young         |           |
| Julie Murgatroyd  |           |
| Scott Huxtable    |           |
| MARK RAYMOND      |           |
| Coffy Gruff       |           |
| Sandra Tallon     |           |
| Paul Zimmermann   |           |
| Sarah Booth       |           |
| Evelyn Denton     |           |
| Janie Lang        |           |
| Nevin Lenk        |           |
| KERRIE BULL       |           |
| Judy Sweetman     |           |
| TERRY SWEETMAN    |           |
| Brett Howell      |           |
| Natalie Howell    |           |
| Stephen Costello  |           |
| Diana Creek       |           |
| Eileen Stewart    |           |
| Peter Stewart     |           |
| Arlson Towkin     |           |
| Becky Harding     |           |
| Mark Marshall     |           |
| TINA MARSHALL     |           |
| Helen Johnson     |           |
| William Kneebone  |           |
| Wade Thompson     |           |
| Ross Catanzariti  |           |
| Jacqueline Holmes |           |
| Enid Holmes       |           |
| SIMON SCHWARTZ    |           |
| PHILLIP HARDING   |           |
| David HOGARTH     |           |
| Cheryl Dugmore    |           |
| ANDREW HILL       |           |
| Peter Thomson     |           |
| STEPHEN MERRITT   |           |
| NICOLE BODE       |           |

WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development

| Name               | Signature   |
|--------------------|---|
| TROY HASELWOOD     |  |
| WILLIAM SMART      |   |
| BRONIE FISHER      |   |
| BRENSON YARD       |   |
| Dave Dix           |   |
| 19 Holdsworth      |   |
| Stephanie Dix      |   |
| Kenny Dix          |   |
| Paul Heeney        |   |
| PAUL BAMENT        |   |
| Jason Edwards      |   |
| Emma Galbraith     |   |
| Paul Vetham        |   |
| MARC SWYFER        |   |
| TRE CREEK          |   |
| GLENN RUSSELL      |   |
| meaghan rice       |   |
| Cathy Tolley       |   |
| A.M. VERMEULEN:    |   |
| Jodie Mason        |   |
| Kimberley Davis    |   |
| Ashlee Warren      |   |
| Jess Rodda         |   |
| Kristy Roos        |   |
| Simon Roos         |   |
| Warren Wrobel      |   |
| Michelle Smith     |   |
| Jane McHugh        |   |
| Amy Stewart        |   |
| Tasha Fuss         |   |
| Kirsty Fitzpatrick |   |
| Damien Fitzpatrick |   |
| TREVOR BORDEN      |   |
| Linda Shute        |   |
| Patricia Grace     |   |
| HEATHER HEMDGH     |   |
| Eym McHuey         |   |
| Matthew Darric     |   |
| AL. HAYDEN         |   |

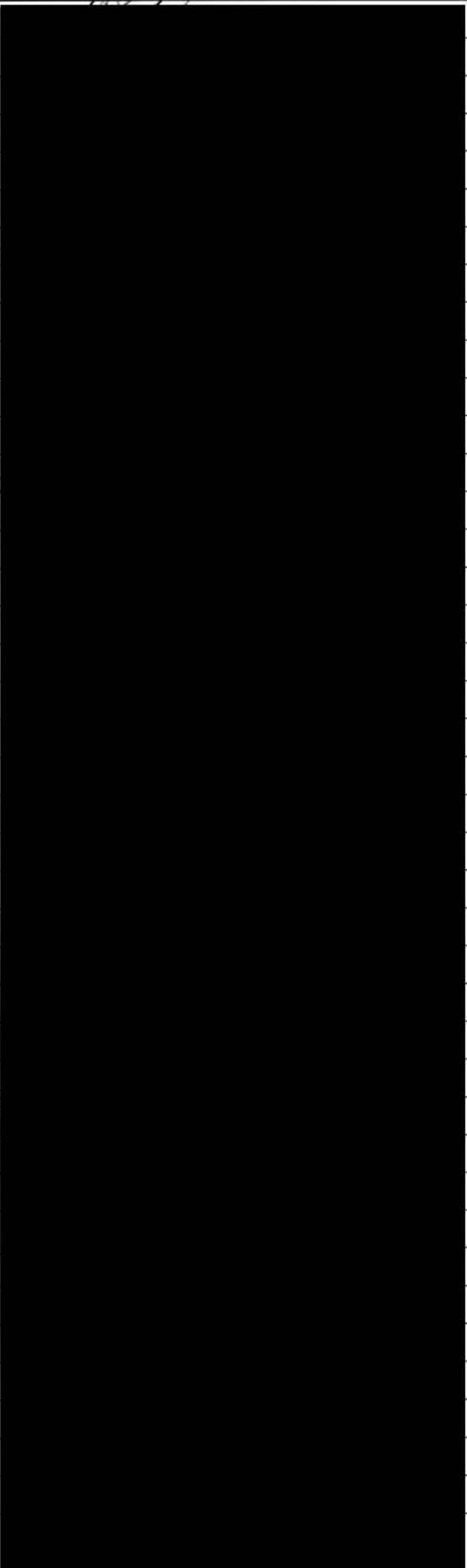
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| Name                              | Signature   |
|-----------------------------------|---|
| JOHN HAGUE                        |  |
| Heather Hague                     |   |
| Evelyn De'Boo Shaw                |   |
| RUBIN M. SITARIF                  |   |
| Nikki Cook                        |   |
| Russell Harding                   |   |
| Janette Hunter                    |   |
| Andrew Hunter                     |   |
| <del>STEVE KAPLER</del>           |   |
| EVE GILBERTSON no 36              |   |
| <del>09-42</del> David Carlbarren |   |
| Lois Beattie                      |   |
| BRIAN BEATTIE                     |   |
| SHEILA BONARD                     |   |
| Tony BONARD                       |   |
| Iain GRINDLE                      |   |
| JUDY GRINDLE                      |   |
| RICHARD BILLINGS                  |   |
| Sarah Billings                    |   |
| Jess Glass                        |   |
| Stewart Glass                     |   |
| Tracey Dickson                    |   |
| SPAIN CREE                        |   |
| RICHARD BOOY                      |   |
| RANCY P. BOOY                     |   |
| Deim PROBERT                      |   |
| VAL PROBERT                       |   |
| Aue Dowdell                       |   |
| RUSSELL MESECKE                   |   |
| Ortigite RITTER                   |   |
| Gary Young                        |   |
| Mette Young                       |   |
| Sandra Reimerink                  |   |
| Michael Reimerink                 |   |
| Josh Townley                      |   |
| COLIN MALE                        |   |
| Kirsty Herbener                   |   |
| Paul Storie                       |   |
| Helga Jacobs                      |   |
| Mark Jacobs                       |   |

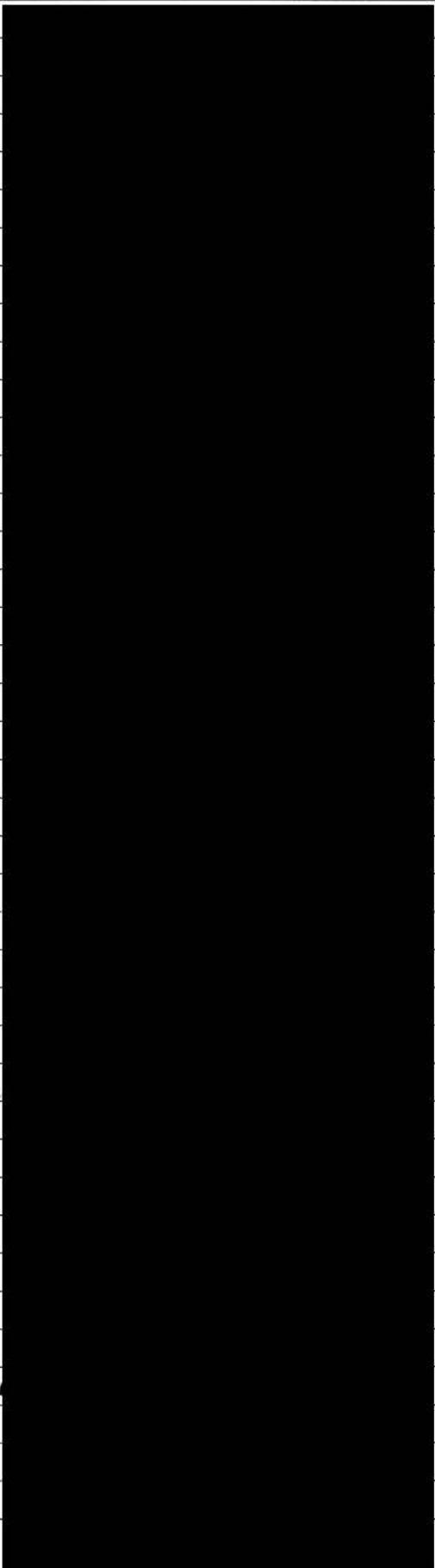
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| Name               | Signature   |
|--------------------|---|
| Jayne Richardson   |  |
| Geoff Richardson   |   |
| PAULA FERGOSON     |   |
| Harrison Ferguson  |   |
| Richard Mous       |   |
| PAUL DUNLOP        |   |
| alana KELSEY       |   |
| MICHELLE WHITEHEAD |   |
| KEN SKINNER        |   |
| RICHARD EDYVEAN    |   |
| Anne Fyson         |   |
| Britt Baker        |   |
| PETER COULTS       |   |
| MARE CRESNY        |   |
| PETER CHONG        |   |
| Gail McMillan      |   |
| ANDREW BRADLEY     |   |
| Breanne Bradley    |   |
| Hayley Yeomans     |   |
| Margaret Hope      |   |
| BRYAN HOPE         |   |
| Wendy Arthur       |   |
| Verne Arthur       |   |
| Simone Faure       |   |
| Gilles FAURE       |   |
| Tristan Edwards    |   |
| Emily Edwards      |   |
| Heather SCOTT      |   |
| ROBERT SCOTT       |   |
| Koo Kim Tam        |   |
| STEVEN HAYES       |   |
| Sara Pengilly      |   |
| Ben McCarthy       |   |
| Julie McCarthy     |   |
| Clare Foster       |   |
| CARY FOSTER.       |   |
| J & G ROWE.        |   |
| A & K ARROWSMITH   |   |
| A ARROWSMITH       |   |
| D. HUNTER          |   |

WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development

| Name                | Signature   |
|---------------------|---|
| Bill Coomans        |  |
| Denise Coomans      |   |
| Maryanne Taylor     |   |
| JOHN MCKENZIE       |   |
| Jillian Jordan      |   |
| Debbie Smith        |   |
| Craig Smith         |   |
| Matthew Rowlands    |   |
| Annette Paschte.    |   |
| DAVE SIMPSON        |   |
| CRAIG ROWE          |   |
| PETER BIRMINGHAM    |   |
| Lois Birmingham     |   |
| Dorinda Stewart     |   |
| Debi Milligan       |   |
| Steve Gee           |   |
| Bernice Jones       |   |
| Milly               |   |
| Lee SMALL           |   |
| Georgia Brumbyan    |   |
| Jo Howard           |   |
| Sarah CROSS         |   |
| Liam Peck           |   |
| Lisa Cross          |   |
| STEVE CROSS         |   |
| Wendy Hender        |   |
| Milton Hender       |   |
| Michael Sibbald     |   |
| EWAN BRUCE          |   |
| Math Round          |   |
| OSIE LAWRENCE       |   |
| Jenny Amor.         |   |
| CRAIG CLARKE        |   |
| Merrilyn May        |   |
| JAN STAFFORD        |   |
| ROBERT BURT         |   |
| JUDITH BURT         |   |
| V. TRAN             |   |
| Anthony Baker       |   |
| Ashleigh Richardson |   |

WE, the undersigned, oppose any change to the current zoning of the Mount Compass golf course that would allow a change in use to a housing development

| Name                | Signature   |
|---------------------|---|
| Claire Giles        |  |
| Rachel Martinson    |   |
| Guy Martinson       |   |
| Adele English       |   |
| John Hender         |   |
| Sue Hender          |   |
| Gaylene Mader       |   |
| Alecia Mader        |   |
| ARTHUR MADER        |   |
| CHERYL BINI         |   |
| Joanne McCracken    |   |
| SEAN MCCRACKEN      |   |
| Charlotte McCracken |   |
| Hannah McCracken    |   |
| ANDREW SMITH        |   |
| MARGARET SMITH      |   |
| Louise Roberts      |   |
| TREVOR JORT         |   |
| Katherine da Silva  |   |
| LUKE JOHNSTON       |   |
| Hudson McGregor     |   |
| Cassandra Letton    |   |
| Alison Denny        |   |
| CRAIG WALKERIDGE    |   |
| IAN HENDY           |   |
| Dianna Hendy        |   |
| Ruth Mackleworth    |   |
| HARON MILBURN       |   |
| Chris Jerram        |   |
| Bill Jerram         |   |
| Yolanda Pool        |   |
| Nicolaas Pool       |   |
| DEBORAH RIDLEY      |   |
| Anita Novic         |   |
| Shannon Foote       |   |
| Kirsty Foote        |   |
| AND NOVIC           |   |
| VINA NOVIC          |   |
| FRANK TOVO          |   |
| SONYA TOVO          |   |

**Bill Coomans**

21 October 2021

Ms Anita Allen  
Director, Planning and Development  
Attorney-General's Department  
GPO Box 1815  
ADELAIDE SA 5000

Email to: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Cc to [REDACTED]

Dear Ms Allen

### **Mount Compass Golf Course Estate Code Amendment**

I write to **object** to the proposed rezoning of the whole of the golf course and the adjacent housing to Golf Course Estate. This is because the current zoning of 'Neighbourhood' for the housing and 'Recreation' for the current international standard 18-hole golf course best reflects (like-for-like) what has always been the intention for the land.

Despite the claims of the current owner that the land has been zoned Residential for over two decades, this has proven to be wrong as zoning has changed a number of times and a very specific Policy Area 20 document has always overlaid the land. Hence:

Keep **RESIDENTIAL** for the existing housing

And **RECREATION** for the existing golf course

And **NO** to a change to *Golf Course Estate*

Quotes from the owner in a witness statement to the Environmental, Resources & Development Committee on 25<sup>th</sup> May 2021:

*Point 47      'I bought this property five years ago – the only reason I bought this property was that it was zoned residential. It has been zoned residential for 20-plus years'*

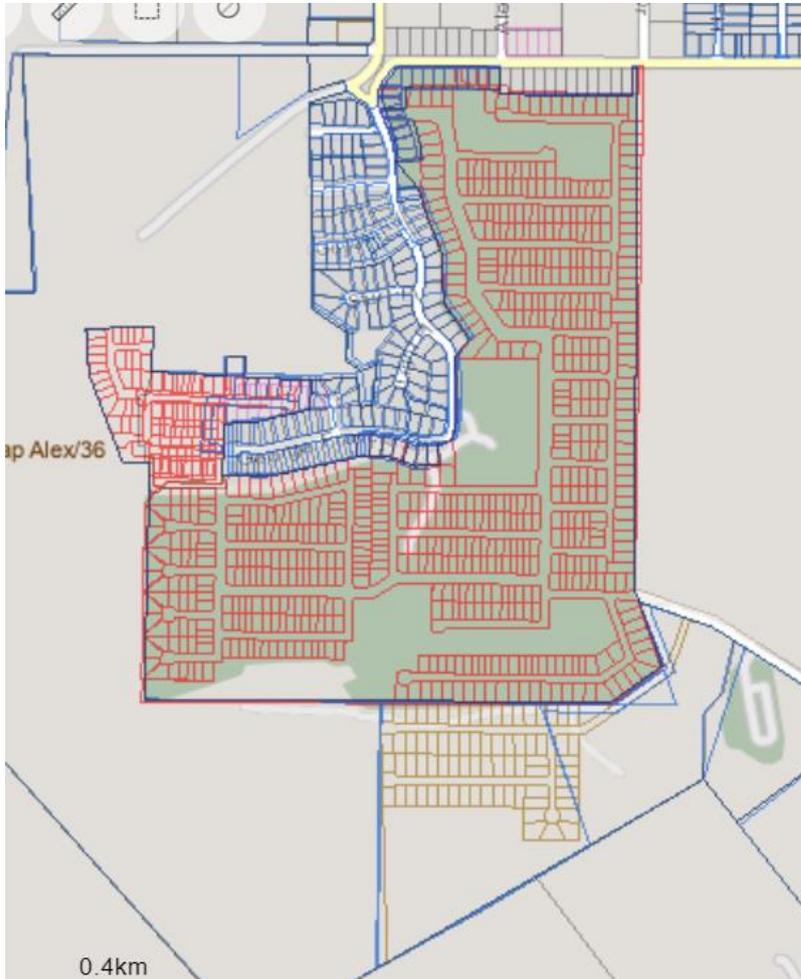
*Point 54      Mr Knoll: - it was always envisaged that the golf course would stay?  
[REDACTED] NO, .. the intent was always that the long-term use of the land would be residential.*

*Point 55:      [REDACTED] I bought it as a residential development site, not as a golf course.*

*Point 61      Mr Knoll:      Then the golf course would go?  
[REDACTED]      Correct*

Please also refer to the map of the development application from Capitoline Properties lodged in the Planning & Design Code Portal on 1<sup>st</sup> March 2021. is an application to replace the whole of the 18-hole award-winning Mount Compass golf course with a 681 allotment housing development.

It should demonstrate that the request for rezoning of the land is not about a great golf course being interleaved with some housing development (like other regional golf courses per McCracken in Victor Harbor) but is indeed the first step in replacing part and then the whole of the current golf course with housing. This is a complete reversal of the intention of the land that has existed for decades and more.



*Notes: in blue is the existing housing, in bright red is the land currently being developed into some 40 allotments and in dark red is the proposed 681 allotments that will replace the whole of the current international standard and highly ranked 18-hole golf course.*

The overlay Policy Area 20 that has existed for over a decade and up to the introduction of the new planning legislation on 19<sup>th</sup> March 2021 is quite clear on the objectives and desired character of the area as presented here:

## 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.

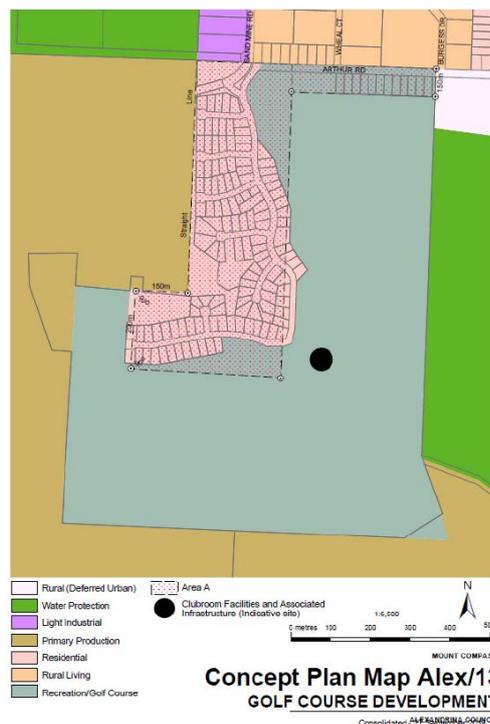
It is expected that detached dwellings at low densities in keeping with the country living character will be clustered within the policy area, as identified within [Concept Plan Map Alex/13 - Golf Course Development \(Mount Compass\)](#), with the remainder of the policy area retained for the golf course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

In support of this, when the owner/developer ( [REDACTED] ) of the golf course made a development application for 47 allotments at the cul-de-sac end of George Francis Drive (see Alex Council ref: 455/D042/15), the Council considered it as 'non-Complying'. Had the land been zoned 'Residential', it would have been considered as 'Complying'.

I also draw your attention to the attached Concept Plan Map Alex/13 Golf Course Development dated 27 September 2018 which quite clearly identifies the golf course area as 'Recreation/Golf Course'. This would mean any residential development would be 'non-Complying'.



I have attached a submission from Capitoline Properties (the owner/developer) which was sent to the chair of the ERD committee on 20<sup>th</sup> May 21. In it he states:

- *Council has omitted that the property was entirely zoned Residential under the original Development Plan. This is the fundamental zone for the property and was always its intended long term use. It was zoned this way to allow for future expansion of the Mount Compass township.*

Comment: He has chosen to ignore to mention the very descriptive Policy 20 document as described above which certainly does not support his assertion of intended long term use for housing.

- *Capitoline Property Pty Ltd would not have acquired the property had the land not been zoned Residential.*

Comment: It shows that either he chose to ignore Policy 20 or did not do his due diligence.

- *there are two land parcels to the east of our properties that were (and remain) zoned Deferred Urban – which logically would be developed after our land holdings as the next step in expansion of the township.*

Comment: Given the intent of the golf course is as ‘Recreation’ per the zoning, it is obvious that the ‘deferred Urban’ land should be considered first.

- *If the existing land use, being the golf course, is unviable, the underlying zone (Residential) should prevail.*

Comment: in my view, the owner by dissuading membership of the golf club and raising the fees, is in fact responsible for attempting to make it ‘unviable’ whereas a few months ago the course was considered one of the best courses in SA. Unviable is also open to interpretation when the housing development could provide an income of over \$100 million compared to the value as a golf course of about \$2 million. Where does ‘Unviability’ sit on this scale?

- *The Concept Plan does not actually reflect what has occurred ‘on-ground’ and the previous land division approvals granted by the Council. For example, additional allotments have been created and dwellings constructed, outside of Area A.*

Comment: He referred to the 40 odd development at the cul-de-sac end of George Francis Drive which falls in the ‘non-complying’ category. It’s interesting that Council planning staff recommended refusal for this development but the Council Assessment Panel on its second consideration, approved it by majority vote. The development is in a High Bushfire risk area at the end of a 1,200 metre cul-de-sac, requires extensive benching and incorporated medium density allotments, a very questionable plan?

- *Importantly the Concept Plan and Residential Zone did not preclude certain types of residential development from occurring outside Area A.*

*For example, supported accommodation (which may include a nursing home) or a residential lifestyle village or indeed a residential flat building would not be categorized as non-complying because these types of residential development could be constructed on a single title without the need to create additional allotments.*

*When reading the Concept Plan and non-complying trigger together, the intent was to cluster detached dwellings within Area A. Other residential dwelling types such as a nursing home, or a lifestyle village, or a residential flat building would default to a merit assessment.*

Comment: In my view, he is quoting from Policy Area 21 which is to the northeast of the golf course. Policy Area 20 quite clearly states land use per below:

## **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.

There are further assertions in his letter about a conflict of interest in reference to me and indeed, [REDACTED] has submitted a complaint to Council earlier this year. Kelledy Jones, an independent legal firm, investigated the matter and found that I had no case to answer, I have conducted all of my activities as a resident since 2015. As he mentioned in his letter, I am a member of Council's Strategic Planning and Development Policy Committee since being elected in November 2018, but the committee has not as yet met and there is no intention at present for it to do so. In his letter to the ERD Committee, [REDACTED] also asserted that I had a conflict of interest; and following a representation I made to the committee, the ERD chair wrote to me and confirmed that any mention of a conflict of interest on my part has been redacted from the minutes.

It is suggested that if [REDACTED] [he states: in the property industry for most of my life] had undertaken due diligence when he purchased the golf course back in 2015/16, would have seen all of the documentation, yet he appears to have ignored it and proceeded anyway. In fact he applied to Alexandrina Council for a DPA and offered to pay for to change the zoning of the golf course land. He later withdrew the application (?).

[REDACTED] also claims 'retirement villages' yet the plan lodged in February 2021 appears to make no provision for them. Indeed the larger areas shown on his application on the Portal appears to align with the current drainage reserves to accommodate the significant rainfalls in the area. The rectangular area adjacent to GFD is where the current golf club and restaurant is situated.

I do support that the 7 allotments on George Francis Drive located adjacent to the entrance to the golf course are incorporated into the Neighbourhood zone as should the allotments currently being developed at the cul-de-sac end of George Francis drive. Neither of these will affect the current golf course layout.

However, the 16 allotments (shown now as 2) on the corner of Arthur Road and George Francis Drive must not be allowed to proceed because they are immediately on or adjacent to the wetlands course through the town and hence have a significant effect on the environmental aspects of the land. It will also require substantial modifications to the current layout of the 2<sup>nd</sup> and 3<sup>rd</sup> fairways, tees and holes and will result in reducing the overall par thus affecting the characteristics and standing of the golf course.

It is obvious that the general area of Mount Compass is home to what must be described as critically endangered Fleurieu swamplands which are addressed in the federal EPBC Act. Many native plants are present in this swamp area as are various species of animals, these are in grave danger and will be made even worse if the swamps are disturbed in any way. The section of the golf course near Arthur Road fall within this area and hence any further consideration of the rezone proposal should be stopped whilst this matter is further considered.

Any increase in housing will have effects on the sewerage system in the town. This community wastewater system is owned by the Council and is catering for the currently residences. I am very concerned that the impact of additional housing will have a detrimental shock on the system and on the current users.

The potable water supply to about a third of the township is supplied by the owner of the golf course from bores on the course pumping the water to storage tanks on a nearby rise and then gravity fed to some 170 households. The current supply suffers from significant pressure and supply issues and quite often in summer many properties are denied more than a trickle. In addition, because the supply has no backup diesel generator, the interruption to electrical supply is often. I am very concerned that additional housing will exacerbate the issues.

I am not at all convinced that the long term viability of the golf course business is an issue as the owner has undertaken a body of work to improve the course and the clientele. Unfortunately, he has also chosen to dismantle the current members' club and install himself and associates as the new committee. I have been informed that those previous members have now chosen to join other clubs. Membership fees have also been increased significantly which will further detract membership. I have been informed by Tiffany Connor (his wife) that the golf course has been making a profit for the past two to three years. I now go back to his witness statement to the ERD committee that 'there is no profit in golf clubs' hence he considers that the profits are in land division.

The Overlay marked as 'Concept Plan 122' appears to be indicative only and provides little or no assurance that housing will not occur in locations that are not at all suitable. The area marked in white is alarming to those who chose to live in the adjoining housing area. they would not ever have expected that this would occur and indeed paid premium rates for the allotments compared to the rest of the subdivision.

With some planning knowledge, I for one, before choosing to live here inspected all of the planning documents before purchasing our property to ensure the planning aspects that existed in 2012 fully protected our expectation for the outlooks and liveability of the area. The material inspected gave me absolute assurance that the living environment could not be changed.

I was further assured when reading the Policy 20 document and especially the section below where it states that building heights are restricted to 6 metres and that allotments must be a minimum of 800 square metres in area:

**Mount Compass Golf Course Policy Area 20**

- 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.

Finally, it is my view and the views of the vast majority of residents in and around Mount Compass and beyond that Like-for-Like means 'Neighbourhood' for the existing housing and 'Recreation' for the whole of the current golf course. If the zoning is allowed to change to Golf Course Estate, then the application the owner made to the PlanSA portal in March 2021 for 681 housing estate to cover the whole of the golf course is very likely to occur, not today but when?

Yours sincerely

Bill Coomans JP  
Resident, Mount Compass



Attached:  
Submission to the ERD committee  
Letter from owner to ERD

7<sup>th</sup> June 2021

Mr N McBride  
Presiding Member  
Environment, Resources & Development Committee  
Parliament of SA  
GPO Box 572  
ADELAIDE SA 5000

Email to: [REDACTED]  
[REDACTED]

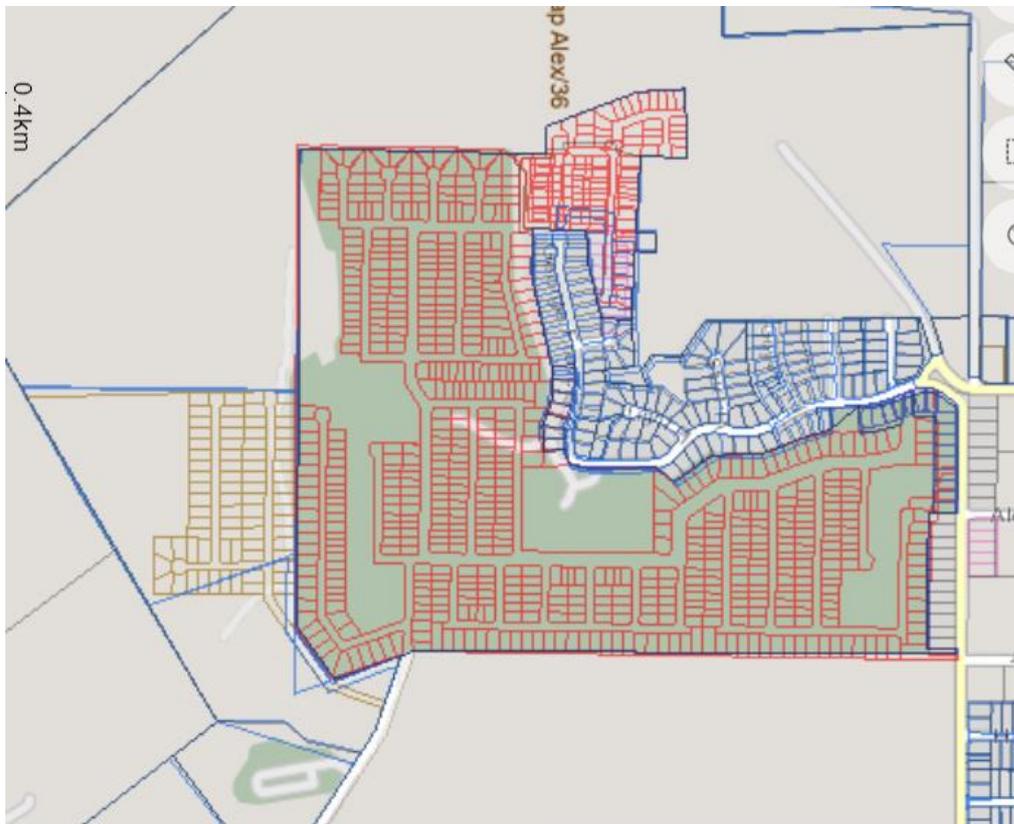
Dear Mr McBride

### **Mount Compass Golf Course and a request to meet with the committee**

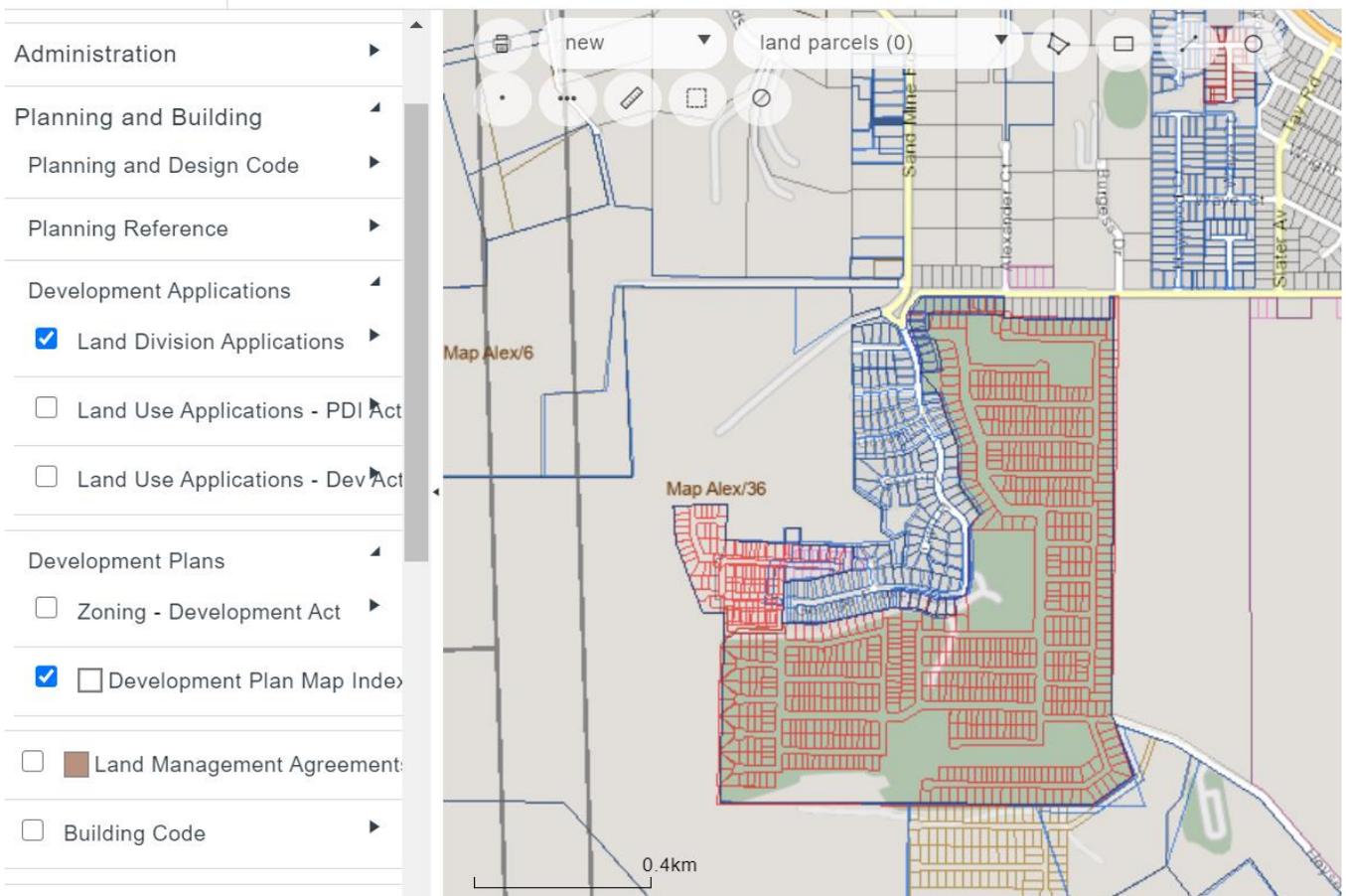
*Preliminary:*

Please refer to the following development application from Capitoline Properties lodged in the Planning & Design Code portal on 1<sup>st</sup> March 2021 and is an application to replace the whole of the 18-hole award-winning Mount Compass golf course with a 681 allotment housing development.

It should demonstrate that the request for rezoning of the land is not about a great golf course being interleaved with some housing development (like other regional golf courses per McCracken in Victor Harbor) but is indeed a complete reversal of the intention of the area that has existed for decades and more.



Notes: in blue is the existing housing, in bright red is the land currently being developed into some 40 allotments and in dark red is the proposed 681 allotments that will replace the whole of the current international standard and highly ranked 18-hole golf course.



Comments on the witness statement and responses to questions to the ERD Committee meeting held on the 25<sup>th</sup> May 2021 by [REDACTED]. Note: there were no witnesses representing the residents and golfers in the wider Mount Compass community. I am particularly disappointed that the ERD Committee did not provide me an opportunity to respond to the allegations made in relation to the alleged material or perceived conflict of interest I may or may not have had.

*Point 47 'I bought this property five years ago – the only reason I bought this property was that it was zoned residential. It has been zoned residential for 20-plus years'*

This is disputed and I draw your attention to the attached documents 'Alexandrina Council Pt Elliot and Goolwa District Zones Map Alex/59 dated 29 November 2012' which clearly states that the zoning for the whole of the Golf Course Estate is 'GC(MtC)' = Golf Course (Mount Compass) together with a 'Mount Compass Golf Course Policy Area 20'.

This Policy quite clearly states in its Objectives and Desired Character as follows:

## 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.

In support of this, when ██████████ made a development application for 47 allotments at the end of George Francis Drive (see Alex Council ref: 455/D042/15), the Council considered it as 'Non-Complying'. Had the land been zoned 'Residential', it would have been considered as 'Complying'.

I also draw your attention to the attached Concept Plan Map Alex/13 Golf Course Development dated 27 September 2018 which quite clearly identifies the golf course area as 'Recreation/Golf Course'. This would mean any residential development would be 'Non-Complying'.

It is suggested that if ██████████ [he states: in the property industry for most of my life] had undertaken due diligence when he purchased the course back in 2015, would have seen all of the documentation yet he appears to have ignored it and proceeded anyway. His 'Bank' (whatever that means) should also have undertaken due diligence.

██████████ also claims 'retirement villages' yet the plan lodged in February 2021 appears to make no provision for them. Indeed the larger areas shown appear to align with the current drainage reserves to accommodate the significant rainfalls in the area. The rectangular area adjacent to GFD is where the current golf club and restaurant is situated.

*Point 54 Mr Knoll: - it was always envisaged that the golf course would stay?  
██████████ NO, .. the intent was always that the long-term use of the land would be residential.*

*Point 55: ██████████ I bought it as a residential development site, not as a golf course.*

As can be seen from the above, his assertion that it was Residential zone is incorrect.

*Point 56 ██████████ ....I have another 40 allotments approved to the middle west of the site, some of which are in area A and some of which are not.*

Refer to Concept Plan Map Alex 13 27/9/2018, which shows only about a 10 metre strip is in Area A and is currently a newly constructed roadway as part of the new development, hence, Non-Complying for over 90%.

*Point 57 Mr Knoll: Even with that non-complying trigger, you still managed to get it subdivided in the area?*

It needs to be made clear that when the application was considered by the Council Assessment Panel, the expert planning staff of Alexandrina recommended refusal yet the panel by majority approved it and left it to staff to include any conditions. When it was then sent to the SCAP, its staff also recommended refusal yet the SCAP concurred with the Council's CAP.

*Point 58 Mr Knoll: If this switches then to a golf course policy, what is envisaged? Does it envisage low-density residential development?*

*██████████ A golf course estate covers a mix of uses. I guess it's a golf course intertwined with residential development.*

Refer again to the development application for the 681 allotments to replace the whole of the golf course.

*Point 59 Mr Knoll: So the answer is the golf course has to stay?*

*Mr Vounasis: ...non-complying for single allotments. Did not preclude a retirement or a lifestyle village .....*

I again draw your attention to the Policy Area 20 (below) in relation to Principles of Development Control/ Form of Control and Land Division – there is no scope for lifestyle or retirement villages:



It would make a lot more sense if [REDACTED] were to sell the golf course rather than shut it given it is currently recognised by Messenger readers as the second best facility (Grange is first) and is rated in the top 70-80 of the Australian courses. So it is currently a very valuable asset to sell.

In all of this, the whole community of Mount Compass and the many golfers who travel to Mount Compass to play at the renowned golf course would be very disappointed at the potential for losing such a course.

In terms of [REDACTED] claiming support of local businesses by golfers is questionable as I have observed a huge number of players entering the golf course via Sand Mine Road to the north of the town centre and then leaving the same way travelling towards Adelaide. I have also observed players entering the golf course from Arthur Rd to the south of the township and leaving the same way travelling toward Goolwa and Victor Harbor. The shopping precinct exists between these two access roads and I have not observed much visitation to any of the shops in the years that I have lived here. So at best it is but a few who do.

*Point 63: [REDACTED] ..... I will be the first significant victim of the planning system.*

I would suggest that [REDACTED] knew full well what he was purchasing the facility and the gold mine he would inherit if he could convince the 'system' to change the zoning to allow for his 681 housing allotments.  $681 \times \$200,000 = \$136$  million less infrastructure costs. The town community will be losing not only house values but also their whole environment – thus profits over community.

*Point 68 [REDACTED] ..we have gone from a residential zone with a concept plan on top to the property being zoned 'rural' and 'recreational'. ..... The minister has proposed it be converted to 'golf course estate'.*

If the zoning were to be changed to 'Golf Course Estate' without any overlay or concept plan, what proportion of the land must be a golf course, does it require including an 18-hole international sized one, an 18-hole casual size, a 9-hole play, only a driving range or just a put-put? We have already read his intention is to close the golf course in favour of housing.

*Point 70 Mr Brown: Has the Minister expressed to you that she is supportive of this?  
[REDACTED] I believe so .....*

*Point 75 Mr Brown: Who in the government have you spoken to .....*  
*[REDACTED] ..... David Basham (and David Ridgeway).*

*Point 76 Mr Brown: he is happy to take it up on your behalf?  
[REDACTED] He has. I think he had a discussion with Minister Chapman on our behalf. She has initiated the rezoning as such .....*

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I now turn to the correspondence tendered by [REDACTED] and further discuss the following information provided:

*Page 1 - Para 2: property entirely zoned 'Residential' per zone map Alex/36.*

Indeed Alex/36 (dated 27/9/2018) (attached) is a Policy Area Map only and includes Policy Area 20 for the golf course, policy Area 21 for the residential area north-east of the golf course and Policy Area 9 which denotes the Mount Lofty Ranges. It is not a map indicating that Policy Area 20 is Residential.

*Para 3: ....and was always its intended long term use .... (Residential).*

See above and a former Elected Member of Council who represented the area in the early 2000 has confirmed that 'Residential' zoning was never the intention.

*Para 4: Deferred Urban parcel of land to the west of the course*

This land was set aside for future residential development and Council has been considering bringing this online for some time.

*Para 6: alleging the properties were incorrectly zoned 'Rural' and 'Recreation'.*

This is the correct zoning to meet the like-for-like conversion to the new Code.

The definition of the Residential zone on page 2 is a direct copy of the reference to Policy Area 21 which indeed has a range of affordable housing, dwellings, childcare and a recreation area. This is not meant to describe Policy Area 20.

*Reference to additional allotments have been created and dwellings constructed, outside Area A.*

This in fact is the developer's own application for some 40 allotments at the end of GFD which were classed as non-complying. As mentioned before, Council staff recommended refusal as did SCAP staff, however, the Council's CAP approved it by majority vote and the SCAP concurred.

*Page 3 Para 1 claims of nursing home, residential lifestyle village or a residential flat building would not be non-complying. ....would be merit assessment.*

This is indeed false as explained in the Mount Compass Golf Course Policy Area 20 as presented earlier.

*Page 4 the meeting of 16<sup>th</sup> May 2016 about the Council resolution being passed and a draft agreement was subsequently prepared.*

I have confirmed from the Council's agendas/minutes that the resolution was indeed approved by Council at its meeting on 6<sup>th</sup> June 2016 and I have emailed the CEO on Saturday 5<sup>th</sup> June and asked him to respond to a number of questions I have in relation to the golf course land. Here is the relevant content of that email:

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Hello Glenn,

Further to my earlier email about the rezoning of the Mount Compass Golf Course area, attached is a submission by Capitoline to the state government Environmental, Resources & Development Committee (ERDC) dated 20th May 2021 (I'm assuming you have a copy). No one has advised me

that I was implicated in that submission (see page 4) and as having a conflict of interest. I am especially disappointed that the ERD committee did not provide me an opportunity to respond to them. I am writing to them and requesting an audience.

My questions to you are in relation to the meeting held on 16 May 2016 of Council's Strategic Planning and Development Committee and its recommendation to Council in relation to a DPA for the Golf Course area and to be funded by Capitoline (the owner). The Council at its meeting on 6<sup>th</sup> June 2016 adopted that recommendation (moved by Cr Stewart) and was unanimously agreed to by Council (ex-Councillor Grant Gartrell was an attendee).

Questions:

1. What action did Council staff take following that decision on 6<sup>th</sup> June?
2. What consultation took place with the community and in what form?
3. Did Council staff consider I had a conflict of interest (material or perceived) and is that the reason I was not offered any detailed briefings on the matter prior to 2021?
4. What financial contribution did Capitoline make towards the DPA process and what proportion is it of the overall cost (including staff)?
5. As a member of the Strategic Planning & Development Committee since the new Council commenced in November 2018, why have no meetings been held given this and a number of other DPA processes are in progress?
6. What were the zonings and applicable dates for the golf course estate area from its initial primary production status in the early 1990s to the current (note: Map Alex/59 dated 29 November 2016 shows it as 'Golf Course (Mount Compass) with a Policy Area 20')?
7. If Capitoline is successful in convincing the state government to rezone the whole of the area to 'Golf Course Estate' without any overlay or Policy Area, what proportion of the land must be a golf course (e.g. 18-hole international, 18-hole casual, 9-hole, a driving range or a put-put)?

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In relation to my opposition to the proposed non-complying development at the end of GFD, here are the notes of a meeting I held with [REDACTED] on and a subsequent email I sent him following a consultation process with affected residents. Let me affirm that all of this occurred prior to my election as a Ward Councillor in November 2018.

*Notes on the meeting between [REDACTED] and Bill Coomans on Wed 3<sup>rd</sup> Jan 2018 re the proposal to develop land at the end of George Francis Drive and on the issues in relation to the Compass Springs water supply.*

### **Development**

- *Firstly, Stephen said that the Council planning staff were initially fully in favour of the application but then turned 180 degrees when the representations were lodged.*
- *Block sizes: of a total now of 40 rather than then the initial 47, some 20 exceed the 800 m<sup>2</sup> sizing and the other 20 are greater than 600 m<sup>2</sup> giving an overall average size of 700 m<sup>2</sup>. The smaller blocks are on the lower grounds nearest the golf course proper.*
- *He said that if development is less than 20 blocks, all open space contributions are paid to State Gov. rather than Council.*
- *Water: He proposes to install an extra water tank adjacent to the other to supplement the service to the new and existing development. The new tank will also be elevated slightly to*

- add pressure and thus provide a better service to the blocks on Sand Mine Road. He wanted to avoid use of pumps as this would aggravate the current fragile infrastructure.*
- *He will securely fence the water tanks and install a UV purification system to do away with the current chlorination requirements.*
  - *The road reserve and the pavement widths will be the same as the existing GFD.*
  - *The secondary water dam currently used by Council for grey water will be decommissioned once the new storage tanks on land near Sand Mine Road are in operation.*
  - *He would love to have the secondary water surplus from the sewerage system to assist with watering the course but is denied this by a State Gov. Dept. new rules.*
  - *There is one specific bore near the end of GFD which feeds the tanks with another two bores near the implement sheds that can be used as backup as required.*
  - *Has an undertaking (with Gartrell) and Arthur Rd residents, not to develop the 16 lots Arthur/GFD if this development is approved (doesn't appear to be in writing).*
  - *Is prepared to build tennis courts somewhere on the golf course if development is approved. Two possible locations are golf course entrance or corner Arthur and GFD.*
  - *Says that no footpaths are proposed in the new development which emulates what already exists in GFD.*
  - *Thinks the current design fosters future connection to Heysen Blvd (includes 2x90 deg. bends)*
  - *Thinks access in event of bushfire is manageable via the golf course.*
  - *Says that blocks are oriented NS to enable good (green) design.*
  - *Will include a planted buffer between the blocks and the mine site.*
  - *No plans for a buffer between current two blocks at end of GFD and new development.*
  - *The large block (owned by Council) adjacent Sand Mine required two storage tanks for secondary water – Council wants him to pay. (Could some of this become community land?).*
  - *Mine access to GFD will not occur as all road infrastructure leads to Sand Mine Road.*
  - *Thinks the small blocks and average housing will not devalue the medium housing pricing applicable to the estate.*
  - *Doesn't think that the land topography and layout is a problem (I think still a problem as is not with sympathetic to the land topography).*
  - *Single story, 6 metres height restriction and roof forms are Council requirements so will comply with these.*
  - *Says there are no Aboriginal Heritage Act issues.*

### **Water supply system**

- *Says the 20-year-old system is very fragile; being corroded because of the high acid level of the water.*
- *The copper infrastructure is having continuous leakage problems for both his system and for the owner's connections.*
- *Is looking for State Gov. grants to assist with an overhaul – unsuccessful so far.*
- *The initial infrastructure charge levied to everyone was solely to pay for this.*
- *Will need to excavate and thus disturb front yards but could possibly undertake replacement of meter to house connections at the same time if residents liked.*
- *Has lodged a business case for a charging regime to ESCOSA although his charge is slightly higher than SAWater's.*
- *Expects ESCOSA to decide on licensing & conditions by Jan/Feb and a support for the pricing regime.*
- *Once agreement with ESCOSA, wants to begin community consultation including letters to each and responding individually or maybe even meeting with community representatives or having a public meeting.*

### **Re Golf Course (for general info)**

- *He rebadged it to avoid confusion in terms of location and appearance.*
- *Has 'great bones' due to design by the Crafters but was on its knees.*

- *Poached Phil Tripodi from Royal Adelaide as course Superintendent.*
- *Course now broadened, vegetation cut back, trees lopped and bunkers renovated.*
- *Thinks it's nudging the top four courses in the state.*
- *Long term aim is to host a major four-round professional tournament.*
- *Has a full-page advert in the Aus Golf Digest and includes a 4-page editorial.*

*I think the overall result of the meeting is that, although no commitments were made by either party, we (the community) may be a little closer to some kind of resolution in terms of him developing the land to the satisfaction of the community.*

*We left it that I would discuss with the organising group and then the community and get back to him with our comments and suggestions.*

*Bill Coomans*

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Below is an email sent to [REDACTED] following the 3<sup>rd</sup> January 2018 meeting:

***George Francis Drive Development*** (Alexandrina Council ref: 455/D042/15)

*Further to our meeting held on the 3<sup>rd</sup> of January, I have circulated the matters we discussed to the greater Golf Course Estate residents and invited their comments and suggestions. Here are our collective thoughts:*

- 1. Block sizes: Despite you having reduced the number of blocks from 47 to 40 where some are around 800 m<sup>2</sup> and others around 700 m<sup>2</sup>, the development plan is quite clear on a minimum size of 800 m<sup>2</sup> as is the norm throughout the township. 'Cottage' sized blocks could have a place in Mount Compass but would be best placed near transport and shopping hubs; at the very end of a cul-de-sac of some 1,200 metres in length is not an appropriate location.*
- 2. Additional water supply: You are to be commended for proposing to install an additional elevated water tank adjacent to the other to supplement the service to the new and existing developments and provide a better service to those residents on Sand Mine Road. Avoiding the use of pumps to lessen the impact on the existing water infrastructure is seen as a good decision.*
- 3. Security of the water supply: Again you are to be commended for intending to install security fencing around the water tanks.*
- 4. Treatment of the water supply: And again you are to be commended for intending to install UV purification equipment in lieu of chlorinating the water from time to time.*
- 5. Width of new roadways: And again, you are to be commended for confirming that the width of the road reserve and the vehicle pavement of the proposed new development will be the same as the existing George Francis Drive.*
- 6. Development of 16 allotments on the corner of George Francis Drive and Arthur Roads: Although you have undertaken to not proceed with this approved development if the 40 lots receive Council approval, we would ask how you intend to honour this undertaking giving it's a Category A development and as such requires no community consultation.*
- 7. Community facilities: As part of the development, you said that you are prepared to provide land and build community facilities like tennis courts. No particular parcel of land has been identified for this, but we suggest that you might consider land next to the golf course car park, on the corner of George Francis Drive and Arthur Road and on the Council land adjacent to Sand Mine Road currently used by Council for its sewerage waste facility. The community also suggests some consultation takes place because the general thinking is more about open green space, playground equipment, BBQ facilities and a half-court basketball court rather than tennis courts.*

8. *Footpaths: Unfortunately, Council did not extend the 200 metres of footpath on the western side of GFD from Arthur Road and the community currently has a campaign in place to have them undertake this work. We believe that any new development must include a footpath on one side of any road (other than a short cul-de-sac) as well.*
9. *Connection with Heysen Boulevard: We disagree with your current thinking that the design of the new development will allow for future connection, because the proposed road layout in your proposed development is not suitable given the inclusion of the 90-degree bends. Any such connecting road should only include gradual bends and be sympathetic to the profile of the land it passes through.*
10. *Bushfire threats: We are not convinced that access away from the Estate on high fire risk days is sufficient despite you inviting residents to exit via the golf course and that you would open any gates as required. We suggest the threat is another good reason for incorporating planning for a future connection to Heysen Boulevard.*
11. *Landscaping: Again you must be commended for agreeing to plant a significant buffer between the development and the mining areas, however, there is no landscaped buffer to the existing estate particularly the existing homes adjacent to the proposed development.*
12. *Aboriginal Heritage issues: Many of the residents commented on the significant aboriginal heritage issues especially around the hill to the immediate west of your proposed development. We suggest that the local aboriginal elders should be further consulted on this.*
13. *Other matters set out in the representations and the Council Planning teams recommendation for refusal will also need considering including the significant benching requirements of many of the blocks and mining buffer requirements.*

#### *The way forward*

*We suggest that the best way forward is for you to withdraw the development and then for you and/or your planners, the community (perhaps a representative group of three) and the Council to look at how we can improve it to the satisfaction of you (in terms of a business case for development), the community and Council to the extent possible.*

*Should it be your intention to not withdraw the application and await a CAP decision at a coming meeting, then we suggest there will be two consequences:*

1. *CAP could refuse the application which means any subsequent application or amended application will have more difficulty in succeeding.*
2. *CAP approves the application and the community will appeal and it is referred to the Development Court which is likely to refuse given the strong recommendation for refusal from the Council Planners and strong opposition from the whole community (on planning grounds).*

*Other matters relating to the Compass Springs water supply are not canvassed here and will form part of further discussions the community is having with the Hon Robert Brokenshire MP, Michael Pengilly MP and ESCOSA.*

*For consideration  
Bill Coomans JP  
Resident of Mount Compass  
Representative of the Golf Course Community*

---

The bottom line was that we as a community did not oppose some kind of development at the end of GFD, we were of the opinion that his proposal was rubbish and had little relationship to the adjacent development. If the ERD committee would like a copy of the

relevant documentation and the process we took in objecting to it through the CAP process, I am quite prepared to provide that.

In relation to an email sent from [REDACTED] to [REDACTED] on 29 March 2021 is very concerning to the Mount Compass residents. It states:

Hi Terry, can you please table the attached letter at the Environment & Resources Development Committee this morning? The current owner is under some extreme duress due to the significant decrease in land value as a result of the recently released planning reforms. I look forward to your assistance and a favorable outcome.  
Many Thanks  
David Ridgway MLC

-----

From: Stephen Connor [REDACTED]  
Sent: Sunday, March 28, 2021 11:36 pm  
To: [REDACTED]  
Cc: Ridgway, David  
Subject: Capitoline Property Pty Ltd - Mount Compass Golf Course Zoning

David

Letter attached plus a copy of the original Development Plan map (golf course is pink – zoned Residential).

Also attached the zone details for the Neighborhood and Golf Course Estate Zoners under the new system.

Appreciate your help on this – things are getting pretty stressful at this end.

Regards

---

In closing, let me say that I have been a community volunteer for over 50 years which has involved Residents Associations, inaugural Chair (4 years) of the Cove Sports and Community Club, International Director of a Rotary Club, managed a Neighbourhood Watch group of 2,500 home for 10 years, chaired the Local Service Area committee, part of State Committee, Secretary of the Willunga Lions Club. I have been an elected member with the City of Marion (8 years), Onkaparinga (4 years) and now Alexandrina (2 years). I have always had an interest in planning development and was a member of the Onkaparinga Development Assessment Panel (2 years as Deputy Presiding Member) and deputy member of the Alexandrina Council Assessment Panel. I am currently the President and Chair of the Meals on Wheels SA Inc and have been a member for the past 14 years and as a member and Vice President of Australian Meals on Wheels. I am also an appointed Justice of the Peace since 1984. The only payments I have received are in relation to an allowance paid by the three Councils.

I am certainly well aware of any applicable conflicts of interest provisions of Council and have always ensured that I observe them. [REDACTED] claim that I have a Conflict of Interest is absurd.

---

**The following is a sample of the comments to [REDACTED] proposal provided by a number of residents who live in the wider Mount Compass area:**

*Comment 1:*

A member of the Golf Club has advised that membership fees had increased by 50% in 2020 and the new fees will be increasing by 100% without there being any additional benefits. It would not be too difficult to suggest that there is an intention by the owner to reduce membership as part of the pathway to housing development.

*Comment 2*

If [REDACTED] develops 681 houses on the golf course, the over-populated new housing area would make a significant negative environmental impact on the 3 Mount Compass protected Wetlands. With less than one per cent of the permanent wetlands of the Mount Lofty Ranges remaining, the swamps of Mount Compass are nationally listed as a Critically Endangered Ecological Community and important sites for several nationally endangered flora and fauna which are protected under the Federal Environment Protection and Biodiversity Conservation Act 1999. The over-populated new housing area would deplete the local underground water supply over time and further threaten the critically endangered Mount Compass.

[REDACTED] development plan is smack bang in the middle of 3 protected Mount Compass Conservation Swamps (all home to critically endangered flora and fauna).

The 3 Mount Compass Conservation Swamps are:

Mount Compass School Swamp (corner Victor Harbor and Arthur Roads)

Stipiturus Conservation Park

Hesperilla CP - Square Waterhole Swamp

Is this something the Minister for Primary Industries and Regional Development would want for the area?

*Comment 3:*

We were just discussing the high fire danger in the summer months in Mount Compass....can you imagine the panic and traffic congestion if all the current residents AND the additional 681 householders all tried to evacuate in a wildfire situation? Madness!

*Comment 4:*

Connor's advertising blurb in relation to the allotments for sale at the end of GFD:

"This STAGE 2 MOUNT COMPASS GOLF COURSE ESTATE LAND RELEASE consists of 20 premium residential allotments set adjacent to the magnificent Mount Compass Golf Course.

With allotment sizes ranging from 445sqm through to 813sqm, you are sure to find a potential home building site that suits you. Four of the allotments even have golf course frontage."

*Comment 5:*

In the Environment, Resources and Development Committee meeting 25th May 2021

[REDACTED] Capitoline Pty Ltd stated that "I spoke to my Local Member David Basham". He then indicated that David Basham had had a discussion with the minister

Vickie Chapman on his behalf, and that she had initiated a rezoning of the Mount Compass Golf Course.

What would Minister Basham's incentive be to go against the interests of the environment and residences in the Mount Compass community and especially in the Golf Course estate?

---

It also disappoints my community that the committee would make a recommendation to allow for significant increase in housing in Mount Compass without also considering the impacts on the Community Wastewater System, storm water requirements, impact on the delicate aquifer, the expanding sand mines that border the golf course, the public transport system, any other utilities, schools, environmental impacts and the like. It seems this has not been a consideration prior to any recommendations.

And finally, the most important issue of all is, why has there been no consultation with the community in the original process; they are the ones who will be significantly impacted by your recommendations. Is this the way government works – it appears that it is mostly about pandering to the big end of town who cite jobs, economic impacts etc. and the community can go to hell?

I would request that the ERD Committee reconvene and allow me to attend to make a further representation and to answer any questions the committee may have.

It is also requested that the whole matter be referred to the Independent Commission Against Corruption SA for a full investigation. We suggest that all actions should stop until the completion of such investigation.

Bill Coomans JP  
Resident  
Mount Compass

██████████



20 May 2021

Mr N McBride  
Presiding Member  
Environment, Resources & Development Committee  
Parliament of South Australia  
GPO Box 572  
ADELAIDE SA 5000

Email: [REDACTED]

Dear Mr McBride

**RE: REZONING OF MOUNT COMPASS GOLF COURSE PROPERTIES**

We write in reference to the above matter and in particular responding to commentary made by the Alexandrina Council in their letter dated 12 May 2021 to the ERD Committee.

Council has omitted that the property was entirely zoned **Residential** under the original Development Plan. A copy of Zone Map Alex/36 is attached for your reference.

This is the fundamental zone for the property and was always its intended long term use. It was zoned this way to allow for future expansion of the Mount Compass township.

Capitoline Property Pty Ltd would not have acquired the property had the land not been zoned Residential.

Of note there are two land parcels to the east of our properties that were (and remain) zoned Deferred Urban – which logically would be developed after our land holdings as the next step in expansion of the township.

In Round 1 of the Phase 3 Planning & Design Code review process our land was proposed to be zoned Suburban Neighborhood in whole – which we supported as a like for like transition in zone.

Without reference to us, or any consultation, and it seems only in response to Council's submission in Round 2 of the Planning & Design Code review process, our properties were incorrectly rezoned Rural and Recreation.

This gives primacy to an existing use on part of the land rather than the underlying Residential zone that applied to the whole of the property. This is a fundamental and grievous error, with hugely detrimental impacts.



The Residential zone defined in the (now superseded) Alexandrina Council Development Plan (extract attached) states objectives for the Residential zone as:

1. *A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.*
2. *Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.*
3. *Development that contributes to the desired character of the zone*

Land uses envisaged in the zone include:

- *affordable housing*
- *domestic outbuilding in association with a dwelling*
- *dwelling*
- *dwelling addition*
- *small scale non-residential use that serves the local community, for example:*
  - *child care facility*
  - *health and welfare service*
  - *open space*
  - *primary and secondary school*
  - *recreation area*
  - *shop, office or consulting room*
- *supported accommodation.*

These envisaged land uses are reaffirmed in the Mount Compass Golf Course Policy Area 20 document.

It is important to keep in mind that the Development Plan is a practical document calling for practical application. It is well established that the provisions of a Development Plan are advisory and not mandatory; they are not a set of hard and fast rules.

If the existing land use, being the golf course, is unviable, the underlying zone (Residential) should prevail.

Land Division resulting in the creation of additional allotments outside of Area A within the Concept Plan is identified as non-complying. Non-complying does not mean prohibited or inappropriate.

There are serious implications associated with retention of the Concept Plan as suggested by Council.

The Concept Plan does not actually reflect what has occurred 'on-ground' and the previous land division approvals granted by the Council. For example, additional allotments have been created and dwellings constructed, outside of Area A.

Importantly the Concept Plan and Residential Zone did not preclude certain types of residential development from occurring outside Area A.



For example, supported accommodation (which may include a nursing home) or a residential lifestyle village or indeed a residential flat building would not be categorized as non-complying because these types of residential development could be constructed on a single title without the need to create additional allotments.

When reading the Concept Plan and non-complying trigger together, the intent was to cluster detached dwellings within Area A. Other residential dwelling types such as a nursing home, or a lifestyle village, or a residential flat building would default to a merit assessment.

Unlike many other policy areas and precincts of the Residential Zone, residential flat buildings are not non-complying in Policy Area 20 (and specifically outside of Area A).

In our opinion, this is a very clear policy intent to consider alternative residential types outside of Area A and the reason why the Residential Zone is expressed over the entire property acquired by Capitoline Property Pty Ltd.

The very realistic potential types of residential development that could be delivered on the land under the Residential Zone and specifically outside of Area A underpinned the value of the land for our bank loan security purposes.

These particular residential types did not inherit the risks of the non-complying assessment process, and the land valuation reflected that development potential.

In our opinion, the fact that these particular types of residential development were not subject to the non-complying process confirms the redundancy and irrelevance of such a Concept Plan.

There is simply no need for an overlay or Concept Plan.

We note that Council's letter reverses their previously stated willingness to facilitate residential development within this precinct.

Capitoline Property wrote to Council on 4 April 2016 (copy attached) seeking support for a Development Plan Amendment to address the following:

- 1. Reassessment of the Bushfire Risk designation for the golf course land and surrounding residential development (in consultation with the CFS) to a more appropriate grading (suggested to Medium instead of High) which will improve housing affordability;*
- 2. Deletion of the non-complying designation for land division;*
- 3. Changes in the Mount Compass Golf Course Policy Area 20 wording to permit low and medium density housing to be developed on the land;*
- 4. A reduction in the minimum allotment size from the current 800 square metres to facilitate diversity in housing, improved housing affordability and diversity in the community that will live therein.*



This was considered and supported by Council at their meeting of 16 May 2016 – a copy of the Agenda is attached (this resolution was passed as listed and a draft agreement was subsequently prepared).

We believe this reversal to be a consequence in part of the views of Councillor Bill Coomans who was elected to Alexandrina Council in 2018.

Mr Coomans is the Ward Councillor for Nangkita Kuitpo which includes Mount Compass. We are advised that he joined Council's Strategic Planning and Development Policy Committee shortly after being elected.

We are aware of Mr Coomans on multiple occasions voicing very strong public and private opposition to all development applications made by Capitoline Property Pty Ltd relating to our land.

We are of the view that he is in a position of a conflict of interest – being a resident of Mount Compass – living on George Francis Drive overlooking and having direct frontage to our golf course property.

### **Implications for Capitoline Property Pty Ltd**

If the zoning isn't corrected from Rural and Recreation our business faces imminent financial disaster, with unavoidable closure of the golf course and immediate job losses.

To reinforce the very real and current impacts of this rezoning, we provide two examples below:

#### Allotment 23

We sold Allotment 23 on George Francis Drive to a purchaser several months ago. When we sold the allotment to him it was a Residential zoned, residential allotment worth \$200,000.

That land is now zoned Recreation. We estimate the value of the allotment may have been impaired by as much as 90%.

The pathway for the buyer to gain planning and building approval for a residential dwelling on a Recreation zoned allotment is now completely different from what it was when zoned Residential.

We have deferred settlement for this sale pending the correction of the rezoning occurring. If it is not corrected we expect the sale will be terminated with an immediate revenue loss of \$200,000.

#### Golf Course Irrigation System

We face the very immediate need to replace the irrigation control system at the golf course if the course is to remain operational.

#### **Mount Compass Golf Course**

PO Box 752, Kent Town SA 5071

Clubhouse: George Francis Drive, Mount Compass SA 5210

ABN 17 125 228 266

**mcgc.com.au**

Pro shop: +61 8 8556 8500

play@mcgc.com.au

Clubhouse: +61 8 8556 8022

dine@mcgc.com.au

Office: manager@mcgc.com.au



The current system is more than 20 years old and failed completely only two weeks ago. We managed to restart it but it is evident it must be replaced as a matter of urgency if golf course operations are to be continued.

We have been quoted upwards of \$150,000 for the replacement system which includes re-wiring of the irrigation controllers across the course as well as the central computer system.

Once installed this is a sunk cost and cannot be recovered – there is no real salvage value in the equipment.

We cannot afford to do this work if the rezoning isn't corrected – because we won't have access to funds to pay for it because of the loss of land value this rezoning has caused.

That simply means that the next time the irrigation control system fails will spell the end of the golf course operation and consequential job losses.

### **Golf Course Estate Zone**

Whilst our preference would be for the land to be zoned Neighborhood we can work with the Golf Course Estate zone as a compromise and therefore provide our strong endorsement of the Committee's suggestion that this be implemented.

It is important to note that the pathway to residential development approval under this zone is not as simple as it would be under a Neighborhood zone.

We are firmly of the view that an overlay Concept Plan as suggested by Council is unwarranted and unreasonable – the requirements of the Golf Course Estate zone are more than sufficient to ensure orderly development over time.

The Minister has already written to the Commission to initiate a change in the zone to Golf Course Estate as well as considering changes to the Hazards (Bushfire – High Risk) overlay across the land.

We would greatly appreciate the ERD Committee implementing an amendment under Section 74(4) of the Planning, Development and Infrastructure Act 2016 to correct the zoning of our land as a matter of urgency.

We have accepted the opportunity to present to the ERD Committee on Monday 24 May to confirm our correspondence with the Committee and deal with any queries that may arise from this communication.

A copy of correspondence we understand was provided to the ERD Committee dated 29 March 2021 is also attached for ease of reference.



Yours sincerely



Stephen Connor  
Managing Director

## Environment Resource & Development Committee

---

**From:** [REDACTED]  
**Sent:** Monday, 29 March 2021 8:43 AM  
**To:** [REDACTED]  
**Cc:** Environment Resource & Development Committee  
**Subject:** FW: Capitoline Property Pty Ltd - Mount Compass Golf Course Zoning  
**Attachments:** Alexandrina Council Development Plan Zone Map MCGC.pdf; PolicyDoc1KX8IH.pdf; PolicyDoc38TN30.pdf; Capitoline Property Zone Summary - D Ridgway 20210328.pdf

### Hon Terry Stephens MLC

Legislative Council, Parliament House  
North Terrace, ADELAIDE SA 5000

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, 29 March 2021 8:38 AM  
**To:** Stephens, Terry <[REDACTED]>  
**Subject:** Fwd: Capitoline Property Pty Ltd - Mount Compass Golf Course Zoning

Hi Terry, can you please table the attached letter at the Environment & Resources Development Committee this morning? The current owner is under some extreme duress due to the significant decrease in land value as a result of the recently released planning reforms.

I look forward to your assistance and a favorable outcome.

Many Thanks

David Ridgway MLC

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---

**From:** Stephen Connor <[REDACTED]>  
**Sent:** Sunday, March 28, 2021 11:36 pm  
**To:** [REDACTED]  
**Cc:** Ridgway, David  
**Subject:** Capitoline Property Pty Ltd - Mount Compass Golf Course Zoning

---

David

Letter attached plus a copy of the original Development Plan map (golf course is pink – zoned Residential).

Also attached the zone details for the Neighborhood and Golf Course Estate Zoners under the new system.

Appreciate your help on this – things are getting pretty stressful at this end.

Regards



29 March 2021

Mr D Ridgway MP  
Parliament House  
North Terrace  
ADELAIDE SA 5000

Dear David,

**MOUNT COMPASS GOLF COURSE – REZONING UNDER THE PLANNING & DESIGN CODE**

Capitoline Property Pty Ltd (trading as Mount Compass Golf Course) acquired the golf course property at George Francis Drive and Arthur Road, Mount Compass SA 5210 in June 2016.

The property was wholly zoned **Residential** under the Development Plan for Alexandrina Council at the time and remained so until 19 March 2021 when the new Planning & Design Code was implemented.

The land holdings in question measure some 72 hectares in total and are legally identified as:

- Allotment 23 Deposited Plan 116982 (71 George Francis Drive), Register Book Volume 6201 Folio 28
- Allotment 999, Deposited Plan 119009 Register Book Volume 6213 Folio 588
- Allotment 1000, Deposited Plan 119009 Register Book Volume 6213 Folio 588
- Allotment 2001, Deposited Plan 121598 Register Book Volume 6229 Folio 623
- Allotment 2002, Deposited Plan 121598 Register Book Volume 6229 Folio 624

Capitoline Property Pty Ltd has so far secured planning consent to subdivide a total of 63 residential allotments on land surplus and/or peripheral to the golf course.

Stage 1A comprising 7 residential allotments was completed in 2018. Allotment 23 described above is the only remaining allotment from that stage – it is under contract to a purchaser (subject to finance). Stage 1B includes allotments 999 and 1000 described above which have been approved for subdivision into 12 and 4 residential allotments respectively.

Stages 2 and 3 - a further 40 residential allotment subdivision - was approved on allotment 2002. Of those 40 approved allotments 22 are presently under construction. Most of those residential allotments have been sold with settlements expected to commence in April 2021 – many buyers have taken advantage of the HomeBuilder grant.

There was a (now redundant) golf course overlay across part of the land in the Alexandrina Development Plan. A significant number of the approved residential subdivision allotments fell within the golf course overlay area.

Mount Compass Golf Course  
Mail: PO Box 258, Mount Compass SA 5210  
Clubhouse: George Francis Drive, Mount Compass SA 5210  
ABN 17 125 228 266  
mcgc.com.au

Pro shop: +61 8 8556 8500  
play@mcgc.com.au  
Clubhouse: +61 8 8556 8022  
dine@mcgc.com.au  
Office: manager@mcgc.com.au



The overlay was put in place when the site was first developed to ensure the course was completed at the time. It is no longer required. The long term expected use for the land has always been residential – which was reflected in the zoning. Golf courses are marginally viable businesses at best.

In Phase 1 of the Planning & Design Code review the entire golf course property (all holdings identified above) were to be zoned “Suburban Neighbourhood” – what we understood to be a like for like residential zone. No overlay or other restrictions of material note were proposed. We supported this transition.

Some 9 months later, to our shock and dismay, without notice to or consultation with us, Alexandrina Council and DIT proposed our land be rezoned to a mixture of Rural, Recreation and Neighbourhood zones after Phase 2 of the Planning Review.

We only discovered this by accident in February 2021 and immediately sought for the zoning change to be rectified. However it has not been corrected and the new zoning took effect on 19 March 2021.

As things stand our former residential land holdings are currently zoned as follows:

- Allotment 23 - Recreation
- Allotment 999 – Recreation
- Allotment 1000 - Recreation
- Allotment 2001 – Recreation / Rural
- Allotment 2002 – Neighbourhood / Recreation / Rural

This has a hugely detrimental impact on our capacity to utilize the land for residential development.

It has a devastating impact on the value of our properties (we estimate they have lost 90% of their value) – with very serious and immediate financial consequences that will flow from it. Our bank loan is secured against the above properties on the basis of residential land values.

By way of example - Allotment 23 has been sold to a purchaser wanting to build a home on it. The contract is subject to finance. We are very uncertain about his capacity to build a house on the allotment under a Recreation zone and expect his bank’s valuation to result in the contract being cancelled. This will be determined in the next week or so.

The new “**Neighbourhood**” zone is the equivalent of the former Residential zone. That is the zoning we seek to have reinstated – simply a like for like conversion.

Our land holdings are (were) the only significant residential zoned land supply for the expansion of the Mount Compass township. We have invested in the property with the full intent and expectation of undertaking that development in the fullness of time. The ongoing viability of the golf course business depends on the residential zoning remaining in place – we have subsidized the business since purchasing the property.

A new zone – “Golf Course Estate” was introduced in the second round of the Planning Review. Whilst not preferred this is an acceptable alternative zoning for the properties for us.



Any assistance that can be provided to have this corrected as a matter of urgency would be greatly appreciated – we are under no small amount of duress and uncertainty because of this situation.

If you have any queries in relation to this information please call the undersigned on [REDACTED] or [REDACTED]

Yours sincerely,

[REDACTED]

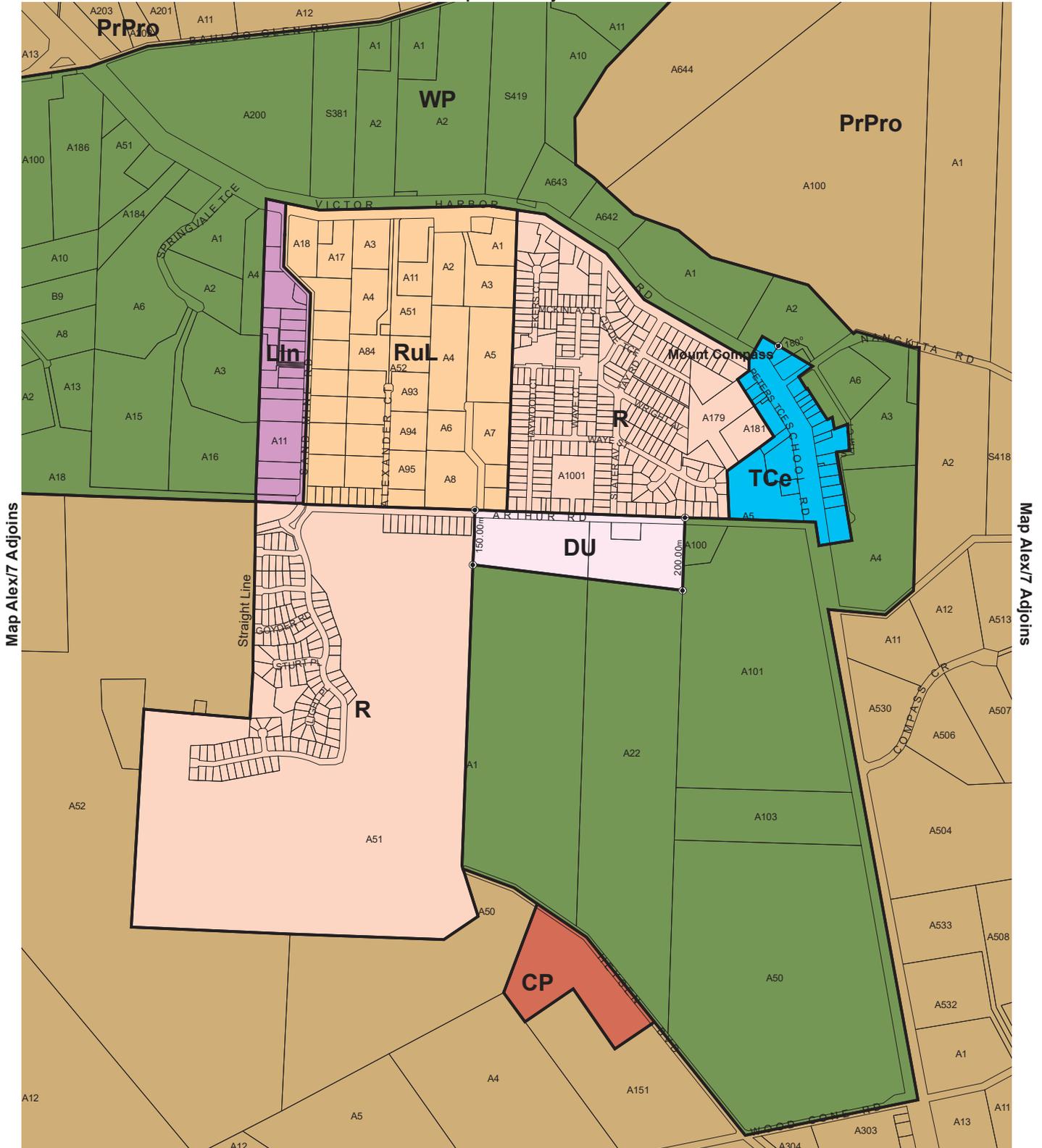
STEPHEN CONNOR

Managing Director

Mount Compass Golf Course  
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dine@mcgc.com.au  
Office: manager@mcgc.com.au

Map Alex/7 Adjoins

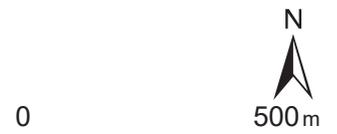


Map Alex/7 Adjoins

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

4 April 2016

Ms S Roberts  
Manager Planning and Development  
Alexandrina Council  
PO Box 21  
**GOOLWA SA 5214**

**COMMERCIAL IN CONFIDENCE**

Email: [REDACTED]

Dear Sally

**RE: MOUNT COMPASS GOLF COURSE - DEVELOPMENT PLAN AMENDMENTS**

I refer to my presentation to the Strategic Planning and Development Policy Committee on 21 March 2016 in relation to the future of the Fleurieu Golf Course (hereinafter referred to as the Mount Compass Golf Course).

As discussed in that meeting, Capitoline Property Pty Ltd seeks the formal agreement of the Alexandrina Council to undertake a (minor) Development Plan Amendment to facilitate plans for redevelopment of the Mount Compass Golf Course.

Capitoline Property Pty Ltd is willing to fund the Development Plan Amendment process to address the following specific changes to the Development Plan:

1. Reassessment of the Bushfire Risk designation for the golf course land and surrounding residential development (in consultation with the CFS) to a more appropriate grading (suggested to Medium instead of High) which will improve housing affordability;
2. Deletion of the non-complying designation for land division;
3. Changes in the Mount Compass Golf Course Policy Area 20 wording to permit low and medium density housing to be developed on the land;
4. A reduction in the minimum allotment size from the current 800 square metres to facilitate diversity in housing, improved housing affordability and diversity in the community that will live therein.

I attach for your reference the following:

- Correspondence from the CFS confirming their willingness to review the current Bushfire Risk designation for the site;
- A marked up plan showing the suggested revised Bushfire Risk boundaries (this is of course subject to the concurrence of the CFS);

Would you please obtain the formal agreement of the Strategic Planning and Development Policy Committee to proceed with this initiative?

As noted in the meeting Capitoline Property Pty Ltd requests that Council recommence processing the Stage 3 subdivision application (Development Number 455/D043/15) in parallel with the above.

**Capitoline Property Pty Ltd**

ABN: 17 125 228 266

PO Box 752

Kent Town SA 5071

[REDACTED]

# CAPITOLINE PROPERTY

Mount Compass Golf Course  
Compass Springs

Further to the above, I confirm Capitoline Property Pty Ltd is willing to include some tennis facilities as part of the redevelopment that can be made available for use by the local community, assuming the desired Development Plan Amendments are implemented.

Please accept my thanks for your assistance to date in relation to this matter and the positive response expressed by members of the Strategic Planning and Development Policy Committee following my presentation.

I look forward to hearing from you soon.

Kind regards,



**Stephen Connor**  
Managing Director

**Capitoline Property Pty Ltd**

ABN: 17 125 228 266

PO Box 752

Kent Town SA 5071



A MEETING OF THE STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE  
WILL BE HELD ON MONDAY 16 MAY 2016  
COMMENCING AT 3:30PM AT THE ALEXANDRINA COUNCIL COMMUNITY CHAMBERS,  
CADELL STREET, GOOLWA

AGENDA

PRESENT:

APOLOGIES:

ITEM 1: DEPUTATION/REPRESENTATION

Nil

ITEM 2: ITEMS FOR INFORMATION

Nil

ITEM 3: ITEMS REQUIRING A DECISION

3.1 Mount Compass Golf Course – Proposed Amendments to the Residential Zone –  
Mount Compass Golf Course Policy Area 20

Purpose

To determine whether to proceed with the preparation of a Statement of Intent (SOI) as the first step in the Development Plan Amendment (DPA) process to amend the current policies within the Mount Compass Golf Course Policy Area 20 within the Residential Zone.

Recommendation

1. That the Committee recommends Council to proceed with the preparation of a Statement of Intent for the Mount Compass Golf Course Development Plan Amendment.
2. That the Committee recommends Council to accept that the preparation of the Statement of Intent and subsequent Development Plan Amendment be funded by Capitoline Property Pty Ltd in consultation with Council.

Background

At the 21 March 2016 Strategic Planning and Development Policy Committee meeting members heard a presentation from [REDACTED] of Capitoline Property Pty Ltd in relation to the future development of the Fleurieu Golf Course at Mount Compass.

Following this meeting a letter has been received from [REDACTED] requesting that Council proceed to undertake a Development Plan Amendment that would review and amend the current policies within the Mount Compass Golf Course Policy Area 20 in order to better accommodate the redevelopment of the golf course and associated residential development.

The letter also outlines a willingness to fund the DPA process.

#### Discussion

Based on this background the SOI will seek to address the following:

- Amendments to the Mount Compass Golf Course Development Concept Plan Map Alex/13 as it relates to the boundaries of Area A and the extent of residential development.
- Amendments to the policies within the Mount Compass Golf Course Policy Area 20 that relate to density of development and the minimum allotment sizes.
- Reassessment of the bushfire risk designated to the residential land within the policy area.

The developer has acknowledged that undertaking a review and amendments to this policy area were not within the current budget considerations of Council and therefore has offered that it be funded by the company to ensure that it can proceed as soon as possible.

Should the committee agree with the commencement of this DPA and obtains Council endorsement, an SOI will be prepared and brought back to the committee for further consideration before commencing with the necessary investigations and consultation with relevant government agencies, the community and other key stakeholders.

#### Statutory Responsibilities

This report is in accordance with the requirements of the Development Act 1993 and Development Regulations 2008

#### Community Engagement

Community engagement and consultation are not required to be undertaken at this stage. Formal consultation will occur once the SOI has been approved by the Minister for Planning.

#### Financial Implications

There are no financial implications associated with the recommendation should the committee accept the offer of a developer funded process. If the offer is not accepted then funds will need to be found within existing budgets.

## Summary

This report is seeking the committees' endorsement of undertaking a developer funded DPA process to make amendments to the Mount Compass Golf Course Policy Area 20 and the associated concept plan to accommodate proposed future development of the residential area and golf course facilities.

### 3.2 Integrated Water Management Development Plan Amendment

#### Purpose

To consider the Summary of Consultation and Proposed Amendment (SCPA) report together with the revised Integrated Water Management Development Plan Amendment and provide a recommendation to Council to endorse the documentation and forward it to the Minister for Planning for approval.

#### Recommendation

1. That the Committee recommends Council to endorse Integrated Water Management Development Plan Amendment and the Summary of Consultation and Proposed Amendment report and forward the documentation to the Minister for Planning for approval.
2. That the Committee recommends Council to delegate any minor editorial changes regarding the Integrated Water Management Development Plan Amendment to Councils administration.

#### Background

The Integrated Water Management Development Plan Amendment (the DPA) was a regional project affecting nine Councils throughout the SA Murray-Darling Basin Natural Resources Management region.

The Councils together with the strong assistance of the SA Murray-Darling Basin Natural Resources Management Board, were successful in gaining Federal Government funding under the Strengthening Basin Communities (SBC) Program – Planning Component initiative. Under this funding a series of studies were undertaken to assess the impact anticipated climate change will have on communities, their local water dependent industries, urban water resources management, development plan policy and other strategic planning documents for local government.

Based on the findings of various Integrated Water Management Plans and other studies, the Councils aim was to initiate demand reduction strategies for water and ensure water use is within sustainable limits. They advocate water use that is 'fit for purpose' and seek to maximize the potential re-use of storm water and effluent, while ensuring sufficient water, or a suitable quality, is provided for the environment.

As part of the overall project, the Alexandrina Council joined a consortium of Councils in a DPA process to assist in ensuring that the future growth of these regional areas and their surrounds are sustainable in terms of both water quality and quantity, under predicted future climatic conditions.

The objective of the DPA is to develop policies that will be primarily applied Council-wide across the affected Councils. To achieve this the Councils are proposing to adopt the latest version

(version 6) of the 'Natural Resources' policies in the South Australian Planning Policy Library (SAPPL), believing these policies will provide an enhanced policy base that is consistent across the Councils and is easier to use.

Some 'local additions' are proposed, particularly in regard to Water Sensitive Design policies, to ensure applicants (e.g. land developers), planning authorities and State Government referral agencies have clearly articulated and measurable provisions to guide their storm water design requirements.

In addition, the proposed introduction of relevant 'Water Management Areas' maps into the Council's Development Plans will significantly assist Council Development Assessment Planners in identifying relevant policy and act as a 'prompt' to consider if referrals should be triggered to relevant State Government Agencies.

Once Council has endorsed their version of the DPA it will be submitted to the Minister for Planning along with the other versions for consideration.

#### Discussion

The Integrated Water Management Development Plan Amendment (the DPA) was on public and agency consultation from 13 August 2015 to 9 October 2015. During this time written representations were received by Council. As there was no request for a public hearing by a representor, a public hearing was not held.

A total of twelve representations were received for the DPA, two public organisations, nine agency submissions and one neighbouring Council submission. The public submissions were from Water Sensitive SA (a capacity building program) and Regional Development Australia and the nine agency submissions were from:

- Department of Planning Transport and Infrastructure;
- Department of State Development (Mineral Resource Division);
- Environment Protection Authority;
- SA Water;
- Renewal SA ;
- Department of State Development (Aboriginal Affairs and Reconciliation);
- South Australia Murray Darling Basin Natural Resources Management Board;
- Mount Lofty Ranges Natural Resources Management Board; and
- Primary Industries and Regions SA.

The neighbouring council submission was received from the Mid Murray Council.

A summary of the consultation and proposed amendments are included in the relevant attachments.

The following is a list of attachments to this report:

- Integrated Water Management DPA – Part 2 (The Amendment)
- Explanatory Statement and Analysis
- Summary of Consultation and Proposed Amendments (SCPA) Report

### Statutory Responsibilities

All statutory obligations have been carried out in accordance with the Development Act 1993 and Development Regulation 2008.

### Financial Implications

All financial implications associated with this Development Plan Amendment are covered within existing budgets.

### Risk Assessment

There is minimal risk in adopting the recommendation.

### Summary

The final draft of the regional Integrated Water Management Development Plan Amendment (the DPA) is complete and a Summary of Consultation and Proposed Amendment (SCPA) report has been prepared following the public and agency consultation.

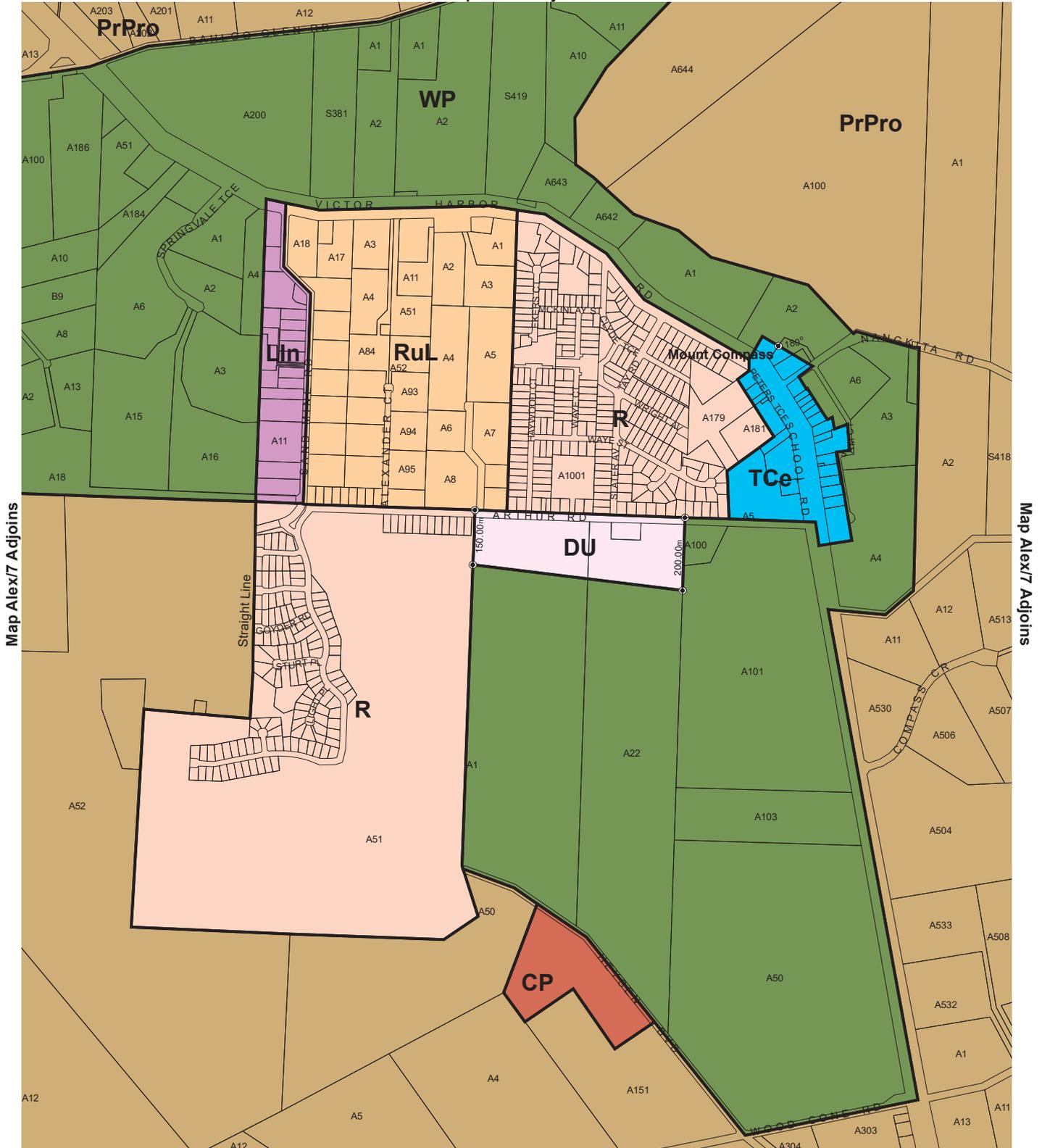
The objective of this report is for the Committee to consider the SCPA and DPA reports and recommend that Council endorse the documentation in order for the Development Plan Amendment process to continue.

### ITEM 4: NEXT MEETING

To be confirmed

### ITEM 5: CLOSURE

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

# Residential Zone

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

## OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

It is envisaged that the zone will provide for a wide range of residential accommodation through the development of a variety of dwellings types of up to two-storey in form. It is expected that development will result in a marginal increase in residential densities, making more efficient use of existing infrastructure and under-utilised land.

Special needs housing including dependent relative accommodation and supported accommodation (nursing homes, hostels and retirement homes) is appropriate within locations with excellent access to services and transport, and on land without substantial slopes which inhibit movement and access. However, housing accommodation designed specifically for the aged, disabled or retired persons will retain a domestic residential scale and character.

Non-residential development of a local community nature such as small health and welfare services, child care facilities, primary and secondary schools, recreation, open space may be appropriate provided that they are of a nature and scale that serves a local area function without a detrimentally affect on residential amenity.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - shop, office or consulting room
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
- (a) serves the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 A shop or group of shops, other than a restaurant or retail showroom, should have a maximum gross leasable floor area of no more than 150 square metres, unless it is located in one of the policy areas identified in the following table, in which case it should comply with the parameters in the following table:

| Location  | Maximum gross leasable floor area                                 |
|---|---|
| <b>Goolwa Historic Policy Area 14</b>           | A shop or group of shops should not occur within this policy area |
| <b>Hindmarsh Island North Policy Area 16</b>    | 50 square metres or less  |
| <b>Hindmarsh Island West Policy Area 17</b>     | 50 square metres or less  |
| <b>Marina Policy Area 18</b>                    | 450 square metres or less   |
| <b>Mount Compass Golf Course Policy Area 21</b> | 450 square metres or less   |
| <b>Port Elliot Historic Policy Area 24</b>      | A shop or group of shops should not occur within this policy area |
| <b>Strathalbyn Historic Policy Area 26</b>      | 150 square metres or less   |

- 6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 Dwellings should be designed within the following parameters:

| Parameter   | Value       |
|---|-------------|
| Minimum setback from primary road frontage                              | 8 metres    |
| Minimum setback from secondary road frontage                            | 3 metres    |
| maximum site coverage for ground floor area of all buildings:           |             |
| on sites below 300m <sup>2</sup>  | 55 per cent |
| on sites greater than 301m <sup>2</sup> and less than 450m <sup>2</sup> | 50 per cent |
| on sites greater than 451m <sup>2</sup> and less than 800m <sup>2</sup> | 45 per cent |
| on sites greater than 800m <sup>2</sup>                                 | 40 per cent |

| Parameter   | Value       |
|---|-------------|
| Maximum site coverage of land covered by impervious surfaces                  | 60 per cent |
| Maximum building height (from natural ground level)                           | 8 metres    |
| Minimum number of on site car parking spaces (one of which should be covered) | 2           |

- 10 Sheds, garages and similar outbuildings should be designed within the following parameters:

| Parameter   | Value                     |
|---|---------------------------|
| Maximum floor area                                  | 54 square metres          |
| Maximum building height (from natural ground level) | 3.5 metres                |
| Maximum wall height (from natural ground level)     | 2.7 metres                |
| Minimum setback from side and rear boundaries       | on boundary or 0.9 metres |

- 11 Dwellings and outbuildings located in elevated or undulating areas should be designed and sited so as not to be obtrusive or detract from the character and amenity of the locality and, in any event, should:
- (a) exhibit a low profile and roof lines that complement the natural form of the land
  - (b) minimise the mass of buildings by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) incorporate large eaves, verandas and pergolas into designs so as to create shadowed areas which reduce the bulky appearance of buildings.
- 12 Dwellings on land not connected to a community wastewater management system or sewer should only be established on land greater than 900 square metres in area and frontage to a public road of greater than 12 metres.
- 13 Dwellings with undercroft garaging and parking should not be established.

### Land Division

- 14 Except where otherwise specified in a policy area or precinct, land division in the form of a battleaxe configuration should not occur.

## Brian Beattie

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Mount Compass Golf Course Code Amendment  
Sunday, 10 October 2021 9:27:49 PM

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Good afternoon

I write to advise my opposition to a proposed planning & development code amendment for Mount Compass Golf Course and surrounding area.

Having recently moved to Mount Compass for its country lifestyle, peace, tranquility and natural beauty, I now find this wonderful little township is in imminent danger of losing the characteristics that make it so. In the two years I have lived here, the land developer involved in this proposal has shown no empathy for my community. No propensity to meet with townfolk, discuss or explain his "vision" for Mount Compass. Indeed, he has pursued a very "back door" approach, with little transparency. Consensus among locals is he will take his money and run at the earliest opportunity. Trust level within my community, towards both the Golf Course owner and State politicians involved in this fiasco is currently at seriously low level.

Doubling overnight the population of Mt Compass, would surely overwhelm every aspect of it's current infrastructure. Indeed my own water supply service (Compass Springs) is already demonstrably sub standard in both reliability and cost when compared to the same service provided by SA Water. This, despite considerable extra cost per annum. (no water again for several hours now even as I write this submission, crazy!!!).

Addition of 600 plus houses etc, apart from its effect on an already struggling water supply, is patently not in the best interests of the wider Mount Compass community.

I urge that you visit the site and experience this place first hand, its community, its flora/fauna and natural habitat, its amenities and country environment. Please do not enable or condone any action which threatens or results in its destruction or degradation. Please ensure its preservation for the benefit of our local community, local wildlife, the golfing fraternity, and all who enjoy everything the Fleurieu has to offer, not just one individual land developer motivated by maximum profit.

Many Mount Compass residents are blissfully unaware of the gravity and implications of this proposal on their town, but be sure they will be angry should the bulldozers move in, and they will deny those politicians responsible for allowing it any reward at the ballot box!

To Summarise:

I do not support removal of the existing pond and golf green on the corner of George Francis Drive and Arthur Road.

I understand the developer has broken a previous undertaking he would not proceed with development there if successful in his application for development of an additional 42 blocks at the end of George Francis Drive (which he was).

He also seems to have given misleading/deceptive witness evidence before

a State Planning & Development Committee on whose "advice" Minister Chapman directed a "Code Amendment" rezone status to "Golf Course Estate".

NO WAY to "Golf Course Estate" I do not support rezoning to "Golf Course Estate".

I support retention of the current zoning "Recreation" for the entire area encompassing the existing 18 hole golf course. (which, by the way, is currently rated # 42 among the top 100 in Australia).

I support retention of the current zoning "Neighbourhood" for existing housing.

Regards  
Brian Beattie



ANNEXE

Golf course owner witness statement to Parliamentary committee:

"I bought it as a residential site, not as a golf course!"

Parliamentary question: "Then the golf course would go?"

Response: Correct!"

Like for like means RECREATION FOR EXISTING GOLF COURSE & NEIGHBORHOOD FOR EXISTING HOUSING

"IT WILL NEVER HAPPEN " (681 HOUSES)

SAYS WHO?

MEANINING OF GOLF COURSE ESTATE?

MINI PUT PUT AND HOUSING ESTATE?

## Brigitte Ritter

**From:** [REDACTED]  
**To:** [DIT:PlansA Submissions](#)  
**Subject:** Fwd: MT COMPASS ZONING PROPOSAL  
**Date:** Friday, 22 October 2021 2:06:26 PM

---

I have lived in Mt Compass for 9 years and I am vehemently opposed to the housing development being proposed by the owner of the golf course.

It is in my opinion going to attract people who are escaping the city life, but in doing so, will bring city life with them.

We will unfortunately experience more graffiti and theft which comes with high density housing.

Please try to see the bigger picture, that is the character and charm that small country towns provide, for the residential population that do not enjoy living in high density areas.

Will the new buyers be informed of the untrustworthy and unreliable water supply? I think not.

Not to mention the exorbitant rates we have to pay in this council area! Clearly the council will benefit from the money it will bring into their coffers at our expense.

It is blindingly obvious that no-one cares about the existing residents or the town!

It's always all about the dollar!

Not to mention the detrimental affect it will have on the endangered species of fauna and flora in the wetlands and the aquifers supplying the residents with water.

Changing the zoning to benefit only the developers and council income is just not on.

In anticipation of a positive outcome.

Brigitte Ritter

# Brownyn Lewis

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 5:01:40 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer  
type: Other

Given name: Bronwyn

Family  
name: Lewis

Organisation: Artymark

Email  
address: [REDACTED]

Phone  
number: [REDACTED]

Comments: I am concerned that this development is a developer looking for loop holes to make money and exploit the Mt Compass community. Destruction of the current golf course will have inter-generational effects of devastating proportions by: depleting the water table - the developer already overcharges for water so creating inequity for all people living in the development on a basic service; causing a threat to critically endangered local flora and fauna and by over development creating an impost on the existing infrastructure. We should not be encouraging people to look for loop holes we should be enforcing compliance . This is non compliant and not conducive to the ambiance of Mt Compass. 681 house with no concept plan or consideration of the neighbours is pure greed.

Attachment: No file uploaded

Attachment  
2: No file uploaded

Attachment  
3: No file uploaded

Attachment  
4: No file uploaded

Attachment  
5: No file uploaded

sent to  
proponent  
email: plansasubmissions@sa.gov.au

## MOUNT COMPASS GOLF COURSE CODE AMENDMENT

Our submission is as follows:-

As residents of the golf course estate we ask that the current zoning be retained as follows.

**Neighbourhood** for the existing housing, **Recreation** for the existing golf course.

**We are absolutely opposed to any rezoning to— golf course estate.**

Our reasons are as follows:-

- There must not be a repeat of the blatant failure in good planning as seen at Mount Barker. We are now seeing the horrendous fallout from bad planning affecting the key areas of infrastructure, transport, and quality of life in that area.  
Who is taking responsibility for the huge financial debt to fix this blatant example of bad planning?  
One of the greedy developers involved in that money grab is now trying to do the very same thing here in Mount Compass. Who was responsible for approving that overdevelopment with no forward thinking on impact.  
At what point does this stop, and common sense prevail.
- We oppose the destruction of the International standard / competition 18 hole 72 par golf course. This course is rated very highly and should be developed on that merit as a destination course of competition standard surrounded by a pristine environment teaming with bird life and abundant species of native Australian animals. A destination golf course not far from Adelaide city and only a short drive to the popular costal towns of Victor Harbor, Goolwa, Port Elliot and Kangaroo Island. The value of the golf course to South Australia's tourist industry should not be undervalued nor dismissed.
- We are concerned that the developer / golf course owner plans to retain the 18 hole course in a very modified form, 18 holes non international non competition standard reduced par golf course to appease S.A. planning. This will be of no value now nor in the future, we fear in that case it would only be a matter of time before the golf course would be non viable and cease to exist.

- The [REDACTED] insinuates that the golf club in its current situation is non viable.

We would suggest that the he has carefully and deliberately planned and manufactured the said non viable situation to his own ends.

Fees have been increased to a point that many members have relocated to other courses. Families can no longer afford the costs for their children to play.
- [REDACTED] purchased the golf course estate with the view to a housing development not a golf course with housing, he has always intended to have the zoning changed to meet his ambitions and has behaved in a very vindictive manner to those who dare stand in his way.
- We question his suitability to own an essential service facility, in this case an essential water supply. All owners of essential utilities must be of unquestionable character as set out in the act.
- The golf course sits above a natural aquifer, is this natural body of water capable of supplying more homes and is the supply infrastructure capable of the increased demands, will the degradation by increased development affect the natural balance in this environment and if so who will stand to answer for the damage?
- In recent times a local bush fire emergency has seen the ariel fire fighting plaines utilise the water from ponds on the course, these water features on the course are more than aesthetic, delivering much needed water recourses in times of dire need in the bush fire season. We live in a high risk fire zone and we can only imagine the chaos of so many proposed housing lots all with several vehicles trying to leave the area in a fire crisis. With the present population it is difficult and at times dangerous trying to exit the area via Arthur road on to the very busy Victor Harbor road. New blocks developed at the end of George Francis drive will all have just one exit out ,along with all existing residents on all roads up and including sand mine road. We already have the potential for congested suburban roads within the estate with what has thus far been approved. We understand [REDACTED] is also lobbying to have the bush fire rating for Mount Compass down graded to moderate, why ? does this have any impact on his development ambitions? Over populate a high risk bush fire area and shoulder the consequences.
- Residents of Mount Compass and surrounding areas have settled here for various reasons, environment, quality of life, work related. We moved here

for all of those reasons and purchasing on the rim of the course with expansive uninterrupted views we paid considerably more money for our properties. Any development directly in front of our properties will absolutely result in reduced property values. Our home is an investment in our retirement for our aged care, that is being directly threatened.

- We notice the concept drawing published by S.A. planning shows existing housing blocks in black line drawing and the golf course and surrounding vegetated area indicated in green.

We also note that the green area does not marry up with the housing blocks drawn in, in this drawing there is a white area along the edge of all existing block that line the edge of the course. Why?

Is this indicating a row of blocks to be developed along the front of all our homes, homes we paid more for because of their location.

If this is a drawing fault please rectify to dispel any misleading indicators.

- We entered into a contract with the previous estate owners when we purchased, that was to abide by encumbrances as prescribed on the contract, we have done just that. We ask that the goal posts not be shifted to suit one mans greed, this is not about a sensitive environmentally sustainable housing development with a view to the future only about greed at everyones expense.

Please consider all the above before making this incredibly important decision, Please consider very carefully the credentials of this particular developer in relation to any future changes.

Sincerely  
CA & CA Chapman

## Candice Morrison

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Mount Compass Golf Course Code Amendment  
Thursday, 21 October 2021 7:57:18 PM

---

Please accept this email as my non support to the change of zoning in Mount Compass Golf Course.

Reasons being:

No medium or High density residential, no small blocks or high rise development. Mount Compass is not considered outer metro it is a country town, with an international standard 18-hole golf course, which people travel to enjoy. Jamming in as many houses as possible is killing our metro areas and is unnecessary to occur here. People don't move to the country to live 'city condition' they move to the country for the peace, quiet, space and views of the bush, paddocks and wildlife.

The views, ambience, character of the town will be jeopardised and there is no need for smaller residential influx of people who don't respect the town they live.

I am all for progressive development but believe there are more appropriate areas to build out first.

In addition there is known animosity in the town towards the Golf course in relation to their higher than retail water rate charges to existing residential lot owners. All these proposed subdivision lots will be subjected to the same rates which does not seem equitable to knowingly allow this to occur.

We have a retail/commercial/industrial hub in the centre of the town and there is no demand for a second one to be established within this new area.

Thank you,  
C.Morrison

## Cara Pengilly & Neil Howard

**From:** [REDACTED]  
**To:** [DIT:PlansA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate code amendment.  
**Date:** Sunday, 17 October 2021 3:55:52 PM  
**Attachments:** [Environmental Water Disturbances.JPG](#)  
[Fleurieu Swamps 1.JPG](#)  
[Fleurieu Swamps 2.JPG](#)  
[Fleurieu Swamps 3.JPG](#)  
[Fleurieu Swamps 4.JPG](#)  
[Map of Mount Compass Swamps.JPG](#)  
[Mt Compass Flora 1.jpg](#)  
[Mt Compass Flora 3.jpg](#)  
[Mt Compass Flora 4.jpg](#)  
[Mt Compass School Swam 3.JPG](#)  
[Mt Compass School Swamp 1.JPG](#)  
[Mt Compass School Swamp 2.JPG](#)

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To the Chief Executive of the Attorney-General's Department,

Submitter: Cara Pengilly and Neil Howard of [REDACTED] [REDACTED] Mount Compass SA  
5210  
email: [REDACTED]  
[REDACTED]

We 100% oppose rezoning the Mount Compass golf course from recreational to golf course estate for environmental reasons.

Mount Compass is a lovely small rural community with a unique environment where nature is no. 1. It is so diverse and we have some rare and endangered bird, animal and plant species living here. If the golf course is rezoned, Mount Compass will be the next suburb and the environment will yet again be the loser. [REDACTED] bought the golf course with the sole purpose of developing it with housing and he has declared this in parliament. He has a long history of this type of development with no care for any other outcome. It is his own fault if this was a bad investment.

Mount Compass is home to the Southern emu wren, crested shrike tit, short-beaked echidnas, yellow-tailed black cockatoo and a diverse range of frog species such as brown tree frog to name a few.

The 3 Mount Compass Conservation Swamps are: Mount Compass School Swamp (corner Victor Harbor and Arthur Roads on the attached map) Stipiturus Conservation Park (green area left on the attached map) Hesperilla CP - Square Waterhole Swamp (green area at 'A13' on the attached map)

The Mount Compass Swamps are nationally listed as Critically Endangered Ecological Communities. Mount Compass and its Wetlands are home to native endangered flora and fauna which are found nowhere else in the world including: Mount Compass Oak Bush (*Allocasuarina robusta*) Marsh Gum (*Eucalyptus paludicola*).

With less than 1% of permanent wetlands of the Mount Lofty Ranges remaining, the swamps of the Fleurieu Peninsula are nationally listed as a critically endangered ecological communities. For the preservation of this unique environment please say no to the rezone.

If the environment isn't a good enough reason then the water supply issue should be. With additional housing the water supply will put extra stress on the already overused water table and the important wetlands would be permanently damaged. We have had nothing but trouble with our water supply since [REDACTED] acquired this service along with the golf course. He supplies a large portion of the town's water which is the most expensive

service in Australia. On top of that we live on the edge of the water infrastructure and our pressure is awful. We endured 48 hours without water this year along with a recent outage again. You can not in good conscience ignore this and put other customers through this stress. Please say no to the rezoning.

Mount Compass does not need any further development and we are not for sale. We are living in a high risk bushfire setting, our roads are not coping with current traffic, we don't have a proper transport system, no ambulance no police no postal service and we are in the middle of an important food production area. Please say no to the rezoning of this golf course and keep it as it is. There is no turning back for the environment if you make the wrong decision.

Thankyou.  
Neil and Cara



1. Slashing, upper Yankalilla River catchment.



2. Vegetation clearance (graded and drained).

**Plate 4.8. Examples of vegetation destruction in Fleurieu Peninsula swamps.**

## Hydrological disturbances

Wetlands are by definition reliant on the presence of water and the maintenance of natural inundation regimes. Hydrological disturbances therefore have the most potential for irreversible damage to swamp systems. Wetlands on the Fleurieu Peninsula have been subjected to intensive alterations since agricultural development of the region including, drainage, diversion for pasture and livestock production and extraction (MLRSEW Recovery Team, in prep a). Section 1.2 of this report discusses general hydrological disturbances of Fleurieu Peninsula wetlands as identified in previous literature.

A number of threatening processes relating to the hydrology (both groundwater and surface water) of wetlands were identified through the wetland inventory (refer to Figure 4.25). These include:

- Drainage and water diversion – complete or partial drainage and water diversion (Plate 4.9 - 1 & 2);
- Dams – upstream, downstream or within the wetland (Plate 4.9 - 3);
- Erosion caused by changed water levels – both channel erosion and bank erosion (Plate 4.9 - 4 & 5);
- Changes in groundwater levels – lowering or drying of watertables (Plate 4.9 - 6);
- Direct water extraction – drains, pump stations, and bores;



## ABORIGINAL KNOWLEDGE AND VALUES IN FLEURIEU SWAMPS

*Aboriginal people want to contribute to caring for the land and water of their ancestors. They are walking forward together to relearn, share and action traditional knowledge and values for the restoration and conservation of Fleurieu Swamps.*

Fleurieu Peninsula Swamps are water-dependent ecosystems that support diverse plant and animal life. The swamps are some of the most biodiverse and productive habitats on earth and important to the survival of many rare and endangered species. Although the scientific values of Fleurieu Swamps are well researched, little is known about the Aboriginal knowledge and values of the swamps.

The **Hills and Fleurieu Landscape Board** supported a project to enable Warki, Ramindjeri and Ngarrindjeri Aboriginal people to re-engage with Fleurieu Swamps and their near surrounds, share their knowledge and values linked to those landscapes, share information from less accessible published records and provide resources that can be shared with landholders managing swamps.

The project was also designed to start a process of re-learning and sharing Aboriginal knowledge and values to encourage more people to restore and conserve Fleurieu Swamps. The project was implemented by Kula-Tind-Jeri between spring 2020 and winter 2021.



*It is better to know a little bit that is correct than a lot that is incorrect. It is easy to grasp information that is incorrect. What is important here is learning it slowly and getting it right.*

*Mark Koolmatrjie – project leader, Kula-Tind-Jeri*

## Food Animals

Fleurieu Swamps are rich habitat for birds, reptiles, rodents, fish and yabbies. The nests of larger birds such as ducks, swans, ibis and swamp hens yielded eggs in late spring and early summer. In addition, some birds such as Pacific Black Duck, Purple Swamp Hen, Black Swan are were used for meat. Swamps also provided habitat for snake-necked turtles and water rats, which were also used for meat.



## Other Values

When the coastal areas dried out in summer and fresh, surface water from the *Tjilbruke* coastal springs dried up, the inland swamps and Finniss River provided secure fresh water. The middle of Fleurieu Peninsula, where the swamps formed with secure fresh water are at the boundary of several language groups and so was a space for meeting, trading and sharing. Access to secure water, as well as abundant birdlife and plant foods provided a safe and peasant meeting place particularly in drought years such as during a La Niña event.



## Next steps

Caring for Fleurieu Swamps will be strengthened if Aboriginal people re-learn knowledge to contribute cultural and spiritual practices that support biodiversity conservation for the benefit of future generations, landholders and all Australians. A fundamental pillar emphasised by Mark Koolmatrie is the importance of learning quality knowledge to preserve Fleurieu Swamps.

It was agreed by everyone at project field days that the Aboriginal Knowledge and Values for Fleurieu Swamp Species project is an important first step to recover knowledge and stories for all Australians, and future generations of Aboriginal people. This information creates an opportunity to reunite people and to relearn stories of plants and animals, of connections to land, and dreaming stories.

"Of course, we are in a different time, before it is lost completely. The door is open now," said Mark Koolmatrie.

It is time-critical, as the Elders at the field day still hold some of the stories and understand their value. If they are not passed on now it will be too late.

## Spirits and mythological creatures

There are a number of stories that Aboriginal peoples use to explain how the Fleurieu Swamps and surrounding lands were formed and how it should be managed. Lessons learned from project research emphasise the importance of overlapping environmental, cultural and spiritual values for Aboriginal people.

Each family group has their own **Ngartji** including species such as the swamp wattle, long-neck turtle, black swan, eagle and wild dog. Warki/Ramindjeri Elders Nita McAdam and Colin Koolmatrie, who grew up in the Coorong, shared a story of a water spirit known as Mulyawonk. This story teaches children water safety and respect for the fishes of the rivers, lakes and swamps.

The creation of water points and springs around the Fleurieu coast is explained by **Tjilbruke**, a story that is pivotal to the creation stories of the Kurna people, and is shared with neighbouring language groups including the Ngarrindjeri clans. When the glossy ibis is seen on a swamp it reminds us of the end of Tjilbruke's quest and of Aboriginal laws, the links between coastal and inland water, and the importance of not breaking the law.

Another myth concerning the creation of fire and its control ends with **Croom** the Musk Duck Ancestor shaking his wings to shed the water that settled as swamps and lakes. Larger water bodies around swamps often have musk duck in spring – reminding us of this story.

***Ngartjis** are indicators of the health of the lands and waters.  
To care for **Ngartji** is to care for country.*

Indigenous knowledge combines cultural and spiritual beliefs, social norms, and customary practices that value plants, animals and natural phenomena

© Nicole Motteux, 2021



For Aboriginal peoples, water spirits and mythical creatures are just as much part of swamp biodiversity as plants and animals. To integrate these different values, Aboriginal people use their **Ngartji**. This is more than a close friend, it's something that is very close to you and your wellbeing.

## Food Plants

Charcoal and pollen studies suggest that Aborigines deliberately burned Fleurieu Swamps during between 4000 and 8000 years ago. Fleurieu Swamps support a large range of reeds, rushes and sedges that provide food, especially in spring and early summer. The roots or rhizomes were dug, washed and eaten fresh or roasted in a fire. Bulrush was a particularly important food plant for Aborigines. Many species of native orchids growing in and around Fleurieu Swamps have an edible tuber that is fresh in spring and easily dug up with a stick. Now these plants are endangered and fully protected.

Other food plants used by Aborigines and found in and around Fleurieu Swamps are wattle trees. Wattle trees, particularly Swamp Wattle (Wirilda) and Golden Wattle, were used for edible gum and seeds, both green and dry. Early records describe Aboriginal people roasting wattle gum in the fire before eating it, often with meat as we might use bread today.



## Medicinal Plants

Plants feature prominently in Aboriginal remedies chiefly used to relieve symptoms such as fever, congestion, headache, skin sores, tired or swollen aching limbs and digestive problems. Aboriginal people moved seasonally through different habitat zones in the landscape, which meant that it was necessary for them to possess knowledge of a broad range of remedies and plant seasonality. Analysis of the historical records shows plants were important sources of medicines, although the exact species involved is generally poorly recorded.

In and around the Fleurieu Swamps important medicinal plants included the leaves of tea trees for inhalants and rubs; and gum as a chewed digestive from golden and swamp wattle trees. Swamp herbs used for medicinal purposes included native pennyroyal, slender mint and common reed.



## Materials

Early European settlers described Aboriginal people making string from the rushes and sedges that grew in Fleurieu Swamps and soaks. They said Aborigines first split the rushes, extracted the pithy centre, and then plait this material into string and ropes for "fishing lines and other things". They also separated the pith into smaller sections and plaited these together to make long ropes, which were used to tie up their belongings when moving from place to place.

The dry, straight stems of the Common Reed were used as a light spear shaft while the thin, straight hardwood of tea trees, especially Silky Tea Tree around swamps, were used for spears and spear tips.

Glacial and fluvio-glacial, quartzite, cobble stones are recorded as having been used as sharp-edged tools. The smooth pebbles, often associated with Fleurieu Swamps which mostly follow ancient glacial and fluvio-glacial valleys, were split to make a sharp edge for use in a wide range of purposes.





Victor Harbor Rd

Mount  
Compass

Nangkita Rd

Mount Compass  
Golf Course

Stipiturus

A13

Cleland Gully Rd

Goolwa Rd

A close-up photograph of several brown, woody cones of a Marsh Gum tree. The cones are clustered on a branch and have a distinct circular opening at the top. The background is a soft, out-of-focus green.

Top: Marsh Gum is only found on the Fleurieu Peninsula and Kangaroo Island and is one of Australia's rarest gums.

Below: Mount Compass Oak-bush only grows on the Fleurieu Peninsula around Mount Compass, Yundi and Hindmarsh Valley.

A large, semi-transparent green circular graphic that serves as a background for the main text and the lower quote. It is positioned in the lower right quadrant of the image.

## HELP SAVE THE FLEURIEU'S RARE LOCAL FLORA

A close-up photograph of several greyish-brown, textured cones of a Mount Compass Oak-bush. The cones are clustered on a branch and are surrounded by green, needle-like leaves. The background is a soft, out-of-focus green.

*The Fleurieu Peninsula is home to native plants found nowhere else in the world!*

# GET TO KNOW MOUNT COMPASS OAK-BUSH

Mount Compass Oak-bush (*Allocasuarina robusta*) is an endangered shrub, only found in the Mount Compass and Hindmarsh Valley areas. There are just over one thousand of these plants remaining in the wild. It is almost entirely found on roadsides because most of its habitat has been cleared.



## *What does it look like?*

Mount Compass Oak-bush is a dense shrub, usually over head height, with smooth segmented needle-like leaves. It produces stalkless, rounded cones along its branches.

There are several other oak-bush species that grow in different habitats on the Fleurieu, which can be difficult to tell apart.

## *Where does it grow?*

**Mount Compass Oak-bush grows in wet low-lying areas** with loamy soils, usually near the edges of watercourses and swamps. It most often grows in Swamp Gum woodland with other shrubs like Prickly Tea-tree, Honey-myrtle, Blackwood, Silver Banksia and Grass-trees.

## *Why is it endangered?*

Land clearance has severely reduced the habitat of Mount Compass Oak-bush. It is also **very palatable to livestock**, which means it rarely survives in paddocks. As a result the oak-bush is mainly left on roadsides where it is **at risk from roadworks, clearance and herbicide spraying**. Remaining habitat is also usually infested with weeds such as Phalaris, Kikuyu, Pines, Gorse, Blackberry and Broom. Seedling regeneration is almost non-existent and most plants are very old.

# HOW YOU CAN HELP SAVE THESE SPECIES

Marsh Gum and Mount Compass Oak-bush are both listed as endangered species and protected under Federal legislation. A recovery program has been set up to conserve these species.

## *Do you own a property with Marsh Gum or Mount Compass Oak-bush?*

We want to know if you have these species on your property.

Together there are many ways we can help protect these species including:

- 1. Fence off habitat to protect these plants from grazing**
- 2. Control weeds using careful techniques that minimise damage to native vegetation**
- 3. Get involved in the planting program**

Support for these activities is available from your Natural Resource Management Board, the Goolwa to Wellington Land Management Program, and the Department for Environment and Natural Resources.

## *Get involved in the planting program*

If you own a property with suitable habitat then you are encouraged to get involved in the planting program.

You can also volunteer to be part of community planting events which are taking place in conservation parks.



Above: Preparing a planting site in Stipiturus Conservation Park.

## *Roadsides are important*

Roadsides provide the last remaining habitat for many rare plant species. It is important that roadside vegetation is protected and managed carefully. Particular care is needed when spraying weeds in roadside vegetation.

## *Wetlands provide valuable habitat*

A large number of rare and endangered plants grow in Swamps of the Fleurieu Peninsula. These habitats are nationally recognised as endangered ecosystems and are protected under Federal legislation.

## CONTACT US

If you are interested in getting involved please contact us on 8550 3400 or send us an email at [DENRThreatenedWildlife@sa.gov.au](mailto:DENRThreatenedWildlife@sa.gov.au)

For more information please visit our website [www.environment.sa.gov.au](http://www.environment.sa.gov.au)



Government of South Australia





# Water monitoring

This pond is one of three sites where students regularly collect water samples to test. Testing water quality allows us to see the impact human activities are having on the swamp and its inhabitants.

## What is tested?

**pH:** how acidic the water is. If the pH is too high or too low, it can affect the plants, animals and soils.

**Salinity:** how salty the water is. Very salty water makes it difficult for plants to grow.

**Turbidity:** how murky the water is. High turbidity means lots of sediments are entering the water due to land disturbance.

**Nutrients:** phosphate and nitrate levels. High levels can cause algae to grow, which affects the amount of oxygen in the water. Phosphates and nitrates come from fertilisers.

**Macroinvertebrates:** how many different types of bugs and insects are living in the water. Some macroinvertebrates are more sensitive to pollutants and so are good indicators of water quality.

Water monitoring kits are available to borrow from Natural Resources Centres at Murray Bridge and Strathalbyn.

92673



Natural Resources  
SA Murray-Darling Basin



Conservation  
Council SA



## Goolwa to Wellington Local Action Planning Association Inc.

12 Sep 2017 · 🌐

We are very honoured to be awarded the Australian Government Partnerships for Landcare Award at the 2017 State Community Landcare Conference. This is for the fantastic collaboration achieved in the Fleurieu Swamps Project with NR SAMDB ConservationSA Mount Compass Area School National Landcare Programme #landcare #landcaresa Landcare Association of SA #LASAConf2017



## **OUR SWAMP . . . .**

The Mount Compass School Swamp is a heritage listed freshwater swamp dominated by dense shrubby vegetation, and forms part of the Fleurieu Peninsula Swamps. The Fleurieu Peninsula Swamps are a unique and endangered ecosystem that provides habitat for many animals and plants. It also plays an important role in improving water quality and flow.

The 500 m boardwalk provides safe, easy access to the swamp. The boardwalk meanders through the shrub vegetation, over both wet and dry areas.

The 4 hectare swamp is home to several endangered species (Coral Fern, Emu Wren, Southern Pygmy Perch and Mount Compass Oak Bush) and the Interpretative Centre provides an outdoor classroom for others schools to also use for Eco-Learning initiative.

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Change to Mount Compass Code Amendment  
**Date:** Saturday, 16 October 2021 4:35:02 PM

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**Subject: Change to Mount Compass Code Amendment**

To Whom it May Concern,

My husband and I bought our lovely home on the Residential Estate back in 2007 and have enjoyed living here in this wonderful 'village feel' community since and both of us have made ourselves a part of this community, we've both been on the Community Hall committee, and my husband volunteers at the football oval ticket box on Saturdays when there is a home game of football. We also helped start up the two Southern Vales local community radio stations as Chairman and Secretary with the support of a strong local community.

I started The Compass Lifestyle Group here at Mount Compass and is held at the hall every week. Many of the ladies who attend really enjoy their time on a Monday and the group is growing with more ladies attending each week.

On talking to the people living in our community, they like my husband and I, are very worried, saddened and horrified by what [REDACTED] wants to do to his golf course and how it will destroy the quality of life here for all of us. We all fear the decline in the very strong community bonding we have here now if the [REDACTED] development is allowed to proceed.

When [REDACTED] bought the golf course someone we know well employed in the State Government planning area warned us, "Have you come across the new owner of your golf course at Mount Compass? Watch out for him he is not liked in the industry and has caused many problems for many people with his housing developments - be very

careful [REDACTED] gets up to". And how true this advice was.

My concerns and those of all the other residents in the community are:-

1. During the year the now regular lack of pressure, and often total lack of supply, of water through all our taps when showering etc due to the golf club's pumps' suffering mechanical breakdowns or power supply problems being unable to replenish the storage tanks we are so dependent upon high on the hill above our homes.

2. Other areas elsewhere with large housing developments have reported in the media that their declining availability of bore water has caused the remaining water to become slightly poisonous. The water quality we receive from [REDACTED] containing Corrosive elements we have been told, causes pipes over time to spring leaks in houses and taps to corrode over basins, sinks and baths, and cause stains on the white tiles in the shower alcoves. As a result every resident in the Estate has suffered from these frequent water supply and quality problems as has the golf course irrigation system itself.

Over the past few years the water delivery pipes in the residential estate running from the main supply pipe in the road outside to the home meters have been replaced over time at [REDACTED] expense, being system owner, but we have been told that fixing any leaks in any pipes after the house meter are the responsibility of the resident. It must be stated that the other Mount Compass houses not supplied by [REDACTED], but supplied from other local bores near the main Victor Road by SA Water, do not suffer this problem.

In our case it meant the expensive total replacement twice of our two rooftop solar water heater boosters and kitchen and bathroom taps as well as all leaking garden taps. A neighbour even had to replace the internal copper pipes within his house as well as his heater at some expense and there are many residents here that have had internal leaks in their walls and ceilings.

We have never experienced this problem in ANY previous house in our lives in this state.

What will happen if the small lakes on the golf course are removed to make way for more housing as these let water flow down to the Tooperang Creek system as are many properties further down the creeks relying on golf course rainfall reaching their properties for their irrigation needs?

3. We are all very concerned about our infrastructure not coping with more houses (some 670!!!) being built and thus the huge increase in the number of residents coming to live here at Mount Compass. The previous treatment works for all the town sewage effluent became unreliable due to it being unable to cope with increased demands made upon it and was giving out strong foul smells, especially in summer, and was recently relocated to a nearby sand mining property but is still marginal and certainly totally unable to cope with any future requirements being demanded by a huge housing development on the golf course nearby without being greatly enlarged at huge expense.

4. The local town infrastructure regarding the parking, doctors' surgery and associated businesses will certainly not cope if he intends with his plans to more than double the present number of homes in the town. We have heard that [REDACTED] is considering building a supermarket, bottle shop and other commercial activities on the golf course as part of his project, that can only help to decimate our town and will thus be doubtful financial successes for their operators - we already have these in the town adequate for local resident and through-traveller demand and they will always support them in preference.

5. We have had many visitors come to stay with us from the city, around South Australia and Australia and from overseas and they all make comments regarding to the lovely setting of the town and of the golf course that they see when they drive down Sand Mine Road or up Arthur Road and the common comment is "Oh what a lovely view for all to see over the golf course, it shows it is there and it's great they never continued to build around the edge of the remainder of golf course with homes. It gives a lovely ambience to the town, you wouldn't know if a golf course was there if there were houses all built on

the golf course adjacent to Arthur Road and George Francis Drive".

6. We have also heard that [REDACTED] has been getting rid of members of the course by closing the players' club, which seems very weird as they have gone and joined other courses. With no players then the course becomes financially unviable which, of course, is the excuse he is using to close it and build on the site.

7. On our contract when we bought our house in 2007 no 2 storey homes were allowed in this residential Estate but we hear that [REDACTED] now wants freedom to erect whatever he wants including those horrible 2 storey, one up one down, joined black brick with white grout "infill" monstrosities in front of the course along Arthur Road and George Francis Drive and through his development. Similar homes in Noarlunga and other areas have become rentals and they eventually become neglected and look terrible and destroy the ambience of the area. All home owners presently surrounding the golf course take pride in their homes and fear the decline this will cause.

Mount Compass does not need, and certainly cannot cope with, more homes built within this village town. If [REDACTED] wants to build and have his own little township there are plenty of other areas not built on that he could develop in the north or south without destroying our village atmosphere as he has done at Mount Barker.

We are all very proud of our town and its friendly atmosphere and we all wish to keep the feel of a "village", which the Alexandrina Council called our town at a meeting just over a month ago which they held at the Mount Compass Hall.

It is most important that we keep and protect our wonderful wildlife, the environment living within the infrastructure available and clean and quiet living with fresh air - more cars here, should the population more than double, as [REDACTED] plans will mean more pollution and destroy not only our lifestyle but the values of our property. Keep our springs and creeks

here fresh and serving us with our water.

The fear of all current town residents is that " give him an inch and he will take a mile" and thus will destroy a vital, beautiful and peaceful part of the Fleurieu Peninsula.

Thus, for the many above reasons, I strongly oppose [REDACTED] application to rezone the current Recreational and Residential zoning applying to the Mount Compass Golf Course to allow him to destroy our town.

Yours sincerely,

Carolyn Kelly

[REDACTED]

Mount Compass

SA 5210



Virus-free. [www.avast.com](http://www.avast.com)

# Cathy Domoney

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 7:13:10 AM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Cathy

Family name: Domoney

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments: We are against the development. We have to preserve what is there or Mount Compass will lose what is so special about it. The wildlife will be impacted. The amenities will be impacted. It will put further strain on our already unsupported CFS crew, thus putting lives in danger. It will impact house values, and will put a strain on the infrastructure. It's important that the decision-makers put people before profits, and that a community is heard and respected. Thank you.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Chris & Sue Thomson

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Saturday, 2 October 2021 2:11:29 PM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Chris and Sue

Family name: Thomson

Organisation: Retired

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I would like to say, on behalf of my wife, Sue, and myself, that we totally agree with the " Mount Compass Community Association INC.", in that we do NOT agree with the planned redevelopment of the Mount Compass Golf Course. LEAVE IT EXACTLY AS IT IS AT PRESENT!!. A previous owner of the golf course, Mr Allan Bennetts, deceased, wanted to put a motel on an area near the golf course, which did not go ahead. Of us, who live close to the golf course, appreciate the open area, where we choose to live. We do not want to live in an area with more TRAFFIC, more NOISE, more PEOPLE, more SHOPS. more HOUSES, more POLLUTION. It is not going to benefit anyone, except for the person who now owns the golf course.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Colin & Merilyn McLaren

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Reference: Mount Compass Golf Course Code Amendment.  
**Date:** Saturday, 16 October 2021 5:33:21 PM  
**Attachments:** [PlanSA submission C&M McLaren.docx](#)

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Our submission concerning the above

Sincerely  
Colin and Merilyn McLaren

16/10/2021

Chief Executive  
Attorney-General's Department  
Via email  
plansasubmissions@sa.gov.au

Dear Sir / Madam

**Reference: Mount Compass Golf Course Code Amendment.**

We write this submission as 15-year residents of the golf course estate.

Currently the zoning of the Mount Compass Golf Course is "Recreational" and the older surrounding home development "Neighbourhood". Before the new legislation came into effect, the Mount Compass Golf Course estate was zoned Residential for the housing and the golf course Recreational with a Plan Overlay. Any residential development on the golf course was deemed to be "non-complying".

The 16 residential blocks on the corner of Arthur Rd. and George Francis Drive, 7 west of the Club House and the 40 at the end of George Francis Drive are in the Recreational zone, as some were built on the planned tennis courts, playground and other recreational land but are deemed to be a "Non-Complying Residential Development", the afore mentioned is the subject of an ongoing legal action that has already been before the courts. The 40 at the end of George Francis Drive were recommended refusal by Alexandrina Council staff but were approved by State Government SCAP. I believe that this paragraph best summarised why golf course residents are sceptical of the proposed changes. It outlines that despite there being rules / plans in place for items such as a tennis court and playground, that these have been blatantly ignored and have not occurred.

The amendments proposed are a significant departure from the existing zoning and would significantly change the look and feel of the current golf course estate area. Residents have made the decision to buy in the golf course based on its current abundant green space and lifestyle aspects.

If the zoning of the golf course is changed to Neighbourhood or Golf Course Estate, we could possibly have 2 storey, 9-metre-high houses on 400 m2 allotments in front of existing houses between what would be left of the golf course. This is likely, given inappropriate developments at Mount Barker and Seaford that the current owner has been involved with.

Existing Mount Compass Golf Course house property values could potentially decrease with the addition of more houses built on the golf course. There is "deferred Urban" land to the east and other pockets of suitable land within the township for development as required for the future increase in population.

If a shopping precinct is built on the golf course land this will severely impact local businesses.

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf course estate and golf course, that stipulates the minimum allotments sizes will be 800 m2 and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and golf course owner to golf course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to be built on the golf course that intrudes on existing

properties amenities and will be subject to legal argument if any rezoning occurs. It is important that a decision is made to determine the validity of existing encumbrances.

We are not against appropriate development, done with sensitivity and community consultation but existing issues in water pricing and now this proposed development have raised perceptions that the current owner cannot be trusted to do "the right thing".

Therefore, we need to keep the zoning of the Mount Compass Golf course as it is, "Recreational". We are against the rezoning of the Mount Compass Golf Course and the change in building height restrictions.

We would also wish to highlight concerns with the consultation process regarding the "information sessions" held at the Mount Compass War Memorial Hall. We found the design of the information sessions in providing copies of information, but not a presentation by staff in attendance on the information as not a truly transparent consultation process. This forum did not allow for attendees to hear the questions of other attendees and it appeared designed to avoid attendees the ability to share their thoughts and questions, and effectively that each resident had to fend for themselves. We got a feeling of "divide and conquer" from this session. We believe that if PlanSA / SA Government was truly wanting to ensure a truly transparent consultation process that this is the consultation process that could have been followed. We also find that the inability for residents to understand the position of Alexandrina Council on this are also of concern. The fact that SCAP ignored the recommendations of Council in approving the 40 allotments at the end of George Francis drive give me cause of concern on PlanSA's thoughts about a larger development.

We also have concerns that the information has been written / presented in a "pro-development" way.

Points that we have concerns with

- The zone envisages land uses and activities that are "ancillary" to a golf course. I believe that it is a long bow to determine that shops, offices and consulting rooms are "ancillary" to a golf course and as such "non-residential" development should be excluded.
- The Golf Course Estate Zone will allow for the "modest" expansion of residential development. What is the definition of "modest?". We do not trust the developers definition of modest, given the 681 allotments in his plan.
- The inclusions of the words "long term viability" of the golf course. The community is not privy to the price that the owner has paid for the golf course, however if he paid too much for it, that shouldn't be for the residents in the golf course area to pay the price for his business decisions or allow for the moving of the goal posts to fund his developments to the detriment of the 170 homeowners. The owner is making business decisions at the moment such as significantly increasing annual memberships at the golf club to price golfers out of the market, and to support his "long term viability" argument.
- I do not believe that references to "similar" golf course estates such as Berri, Barmera, Port Hughes, Waikerie, Robe and McCracken can be drawn for Mount Compass for the following reasons
  - Excluding McCracken, the distance to Adelaide and the reason that people have bought here is because of the proximity to Adelaide and surrounds for work. Many of the other allotments would be supported by a "holiday house" element which means that owners are not full-time residents and are paying for the "golfing" or holiday aspect.

- Mount Compass is not a tourist destination unlike many of the other golf course estates that are referred to above and as such doesn't support the non-residential aspects referred to in the "golf course estate" zone.
- Each golf course has been developed based on different criteria / circumstances present at the time that each was developed.

We would also like to highlight the significant relationship between Helen Dyer as Chair of the State Planning Commission and [REDACTED]. We believe a significant conflict of interest exists in this case, and that this would need to be appropriately dealt with if Ms Dyer is involved in this decision.

We would also like to reference the decision made by Minister Vickie Chapman in vetoing the Smith Bay Port proposal on Kangaroo Island. I quote from an InDaily article on 10 August 2021 "Chapman announced late yesterday that she had vetoed the project due to the potential for long-term environmental damage, impact on local businesses and the island's character". We believe that the change in the estates "character" is a key point that needs to be considered. We sincerely believe that the "character" of the estate will be damaged by the proposed change.

Yours faithfully

Colin & Marilyn McLaren

[REDACTED]

Mount Compass SA 5210

Email [REDACTED]  
[REDACTED]

## Colin Siggery

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission – Mount Compass Golf Course Estate Code Amendment.  
**Date:** Tuesday, 19 October 2021 6:58:04 PM

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I wish to object to the proposed rezoning of the Mount Compass Golf Course to Golf Course Estate Zone. The golf course should stay as recreational use as per original planning and supported by local council and the majority of local residents. Any substantial increase in local housing on the golf course would have a detrimental affect on the local wetlands and relevant flora and fauna. The local school and medical centre would also not have the capacity for such a population increase along with the Victor Harbor road.

Regards  
Colin Siggery.

Sent from [Mail](#) for Windows

## Colleen & Kevin Griggs

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Golf Course Rezoning.  
**Date:** Tuesday, 19 October 2021 9:15:53 AM

---

Please keep the zoning as Residential and Recreation. It is so important for the water supply in the township. There will be no water for anyone if too much development goes ahead.

We feel so very strongly about this having resided here for 50 years. It is a beautiful area in which to live.

Colleen & Kevin Griggs

[REDACTED]  
Mt Compass

Sent from my iPad

# Craig Rowe

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Wednesday, 6 October 2021 6:16:02 PM

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PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** CRAIG

**Family name:** ROWE

**Organisation:**

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:** I am a resident of Mt Compass and i Oppose the re-planning of the current Zone Status.

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**Attachment 4:** No file uploaded

**Attachment 5:** No file uploaded

**sent to proponent email:** [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Craig Smith

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 5:16:50 PM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Craig

Family name: Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am strongly against the Mount Compass Golf Course being rezoned from Recreational to neighbourhood, as this will greatly impact on the underground water supply and the wildlife. The water supply already has water pressure problems. The roads of Arthur Road and George Francis Drive would not be able to cope with more traffic and I for one, would lose the lovely country view from my front window. Mount Compass is a country area and to lose that atmosphere would be devastating. [REDACTED] is not here for the people or the community but to destroy this lovely golf course for his own benefit. Mount Compass is a country township and therefore does not have the infrastructure to support [REDACTED] plan. Leave the Golf Course zoned as Recreational for the good of the community.

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Attachment 2: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: plansasubmissions@sa.gov.au

## Damien Kiley

**From:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Submission: Mount Compass Golf Course & Adjacent Land Code Amendment  
**Date:** Friday, 1 October 2021 4:23:03 PM  
**Attachments:** [BRWDCE9946EB4E3\\_000310.pdf](#)

---

Dear Sir/Madam,

I attach for your consideration our submission for the abovementioned Code Amendment being undertaken by your department.

I would be pleased to receive any feedback in a timely manner to this rather concerning matter.

**Regards:**

**Damien Kiley**

[REDACTED]

28 September 2021

Senior Planner

Planning & Land Use Services – Code Amendment Team

Attorney General's Department

PO Box 1815

**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**SUBMISSION: MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**69 George Francis Drive, Mount Compass SA 5210**

We are the registered proprietors of the above property, legally described as Certificate of Title Register Book Volume 6201 Volume 27 and are aggrieved.

When we purchased the allotment in Stage 1A of the Mount Compass Golf Course Residential Estate it was zoned **Residential**. We were intending to build a home in the Southern Vales region as part of our retirement planning, which now seems uncertain.

We understand the land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021. As the land owner, we were not notified or consulted about the rezoning, nor were we aware of a public campaign to undertake this process.

This should not have occurred. It has devalued our property and it is a matter of great concern and importance to us. Even in NSW, where the planning system is a catastrophe, this would never have occurred. South Australia used to have arguably the best planning system in Australia, with so much certainty and now presides over this behaviour. And for what? It only serves to complicate and obstruct the economic benefits of private investment in housing and property generally.

We have attached a printout showing the zoning of our property from the PlanSA website for your information. There are 7 owners in total affected by this in Stage 1.

The land should have transitioned to **Neighbourhood** zone, which we understand was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We will be building a new home on the property. The pathway for our approval is very different from what it should be under the **Neighbourhood** zone. We have been informed Council officers are presently unclear as to how to treat with an application in the affected area should it be submitted at this time. How can we move ahead with such uncertainty?

We request our land be rezoned **Neighbourhood**.

As an alternative we will support rezoning of our land to **Golf Course Estate** zone.

### **Mount Compass Golf Course, Mount Compass**

We understand that the golf course land has also suffered a similar fate to our property – it has been downzoned from **Residential** to **Recreation** through the same process.

The intervention of Alexandrina Council in this process has caused significant trouble for the golf course owner / operator as their land holdings should also have transitioned to **Neighbourhood** zone on a like for like basis.

We understand the golf course owner / operator requires the zoning to be corrected to restore their property value to ensure the ongoing maintenance and viability of the golf course.

We have serious concerns that if the Golf Course becomes unviable, that this too will have significant value impacts on our property. One of the key reasons we purchased was that our property fronted the Golf Course. It was one of only 7 lots available at the time which provided such a benefit.

We will have no grounds for recourse if Alexandria Council gets its way. We will have spent a considerable sum of money for nothing, from decisions made without our prior consultation. This is greatly at odds with a transparent process.

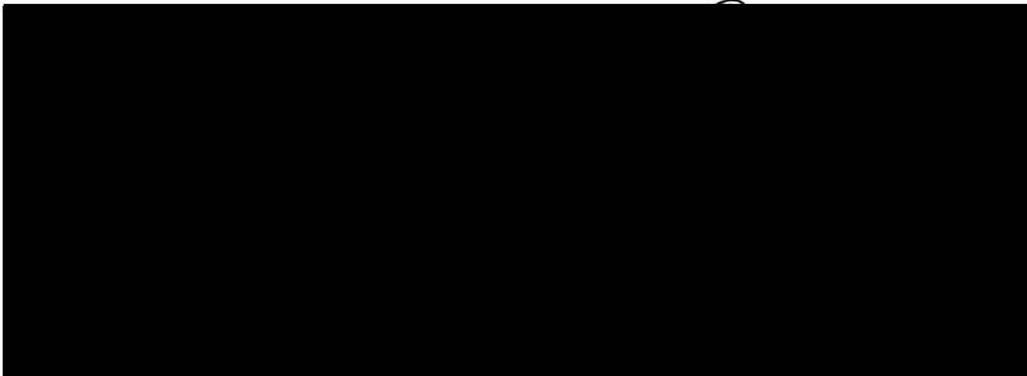
The inclusion of a Concept Plan that defines the golf course land as "Open Space" does not achieve this - instead it significantly increases the risk of the golf course operations being shut down because of the loss of land value that is used to support the ongoing operation of the golf course.

Further to this the Concept Plan leaves only a narrow strip of land in front of the properties fronting the golf course available for development. That is not what we want to see happen.

Recent land divisions, including our property, have been approved by Council and the State Government outside of the Concept Plan boundary.

It is unnecessary to reinforce such when it fails to recognise the current conditions on the ground or the future viability of the golf course.

As a result we are fully supportive of Capitoline Property Pty Ltd's land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – with no concept plan or overlay restrictions to support retention of the golf course.





The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

**Water Protection Area (O6901)**

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

6084800 N

6084700 N

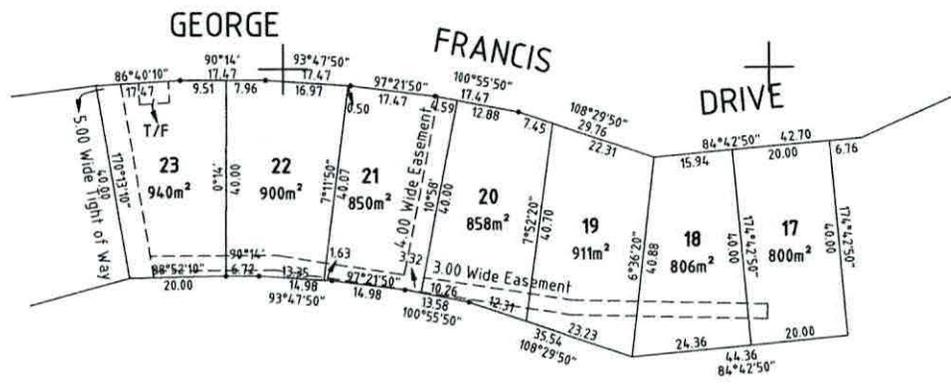
6084600 N

282400 E

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282600 E

282700 E



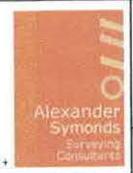
|                                     |            |               |             |
|-------------------------------------|------------|---------------|-------------|
| A                                   | 30/04/2016 | INITIAL ISSUE | CEL         |
| REV                                 | DATE       | DESCRIPTION   | CALC. FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |             |



|                                 |                    |
|---------------------------------|--------------------|
| CONTOUR INTERVAL                | -                  |
| SURVEY                          | -                  |
| DRAWN                           | - DEL - 30.05.2016 |
| CHECKED                         | -                  |
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 W www.alexander.com.au  
 E adeleide@alexander.com.au



### STAGE 1 MOUNT COMPASS PEGGING PLAN

|            |                          |        |          |
|------------|--------------------------|--------|----------|
| SHEET SIZE | DRAWING No.              | SHEET  | REVISION |
| A3         | A089815CAD STAGE 1 REV A | 1 OF 1 | A        |

## Darren Fry

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Submission – Mount Compass Golf Course Estate Code Amendment  
Friday, 15 October 2021 5:39:32 PM  
**Attachments:** [Rezoning Dispute Letter Signed.pdf](#)  
[REDACTED]  
[MCCG RE Stage 2A and 2B Plans.pdf](#)

---

To whom it may concern,  
Please find attached my letter in relation to the rezoning that has happened to my recent purchase of land in Mount Compass.  
Kind Regards  
Darren

15<sup>th</sup> October 2021

Senior Planner

Planning & Land Use Services – Code Amendment Team

Attorney General's Department

PO Box 1815

**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**SUBMISSION: MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**15 Watson Drive, Mount Compass SA 5210**

We are the registered proprietors of the above property, legally described as Certificate of Title Register Book Volume 6253 Volume 780.

When we purchased our land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021. As the land owner we were not notified or consulted about the rezoning.

This should not have occurred and has devalued our property. It is a matter of great concern and importance to us.

We have attached a printout showing the zoning of our property from the PlanSA website for your information. There are 14 owners in total affected by this in Stage 2A of Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We will be building a new home on the property. The pathway for our approval is very different from what it should be under the **Neighbourhood** zone.

We request our land be rezoned **Neighbourhood**.

Yours sincerely





|                                     |            |               |            |
|-------------------------------------|------------|---------------|------------|
| A                                   | 10.07.2018 | INITIAL ISSUE | DEL        |
| REV                                 | DATE       | DESCRIPTION   | CALC FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |            |

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|-------------------|------------------|
| CONTOUR INTERVAL: | -                |
| SURVEY:           | -                |
| DRAWN:            | DEL - 10.07.2018 |
| CHECKED:          | -                |

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 + Spatial Information Management +

## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. SHEET 1 OF 1 REVISION

A089815CAD ST2 & 3 MT COMP REV A A

# Darren Fry

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 15 October 2021 5:43:33 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Darren

Family name: Fry

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I have purchased land which has been changed to recreational. I am happy for the golf course to remain as "open land" or "recreational" however i would like my land to be changed back to "neighbourhood" or "residential" enabling me to go ahead and build my home.

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Attachment 5: No file uploaded

sent to proponent email: plansasubmissions@sa.gov.au

# David Crabb

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 15 October 2021 9:46:45 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: David

Family name: Crabb

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Hi, as a resident of Mt Compass I strongly appose the proposal to build 681 houses on the Mt Compass Golf Course and leave the zoning as NEIGHBOURHOOD/RECREATION as doubling the size of the town is not an option. We do not have the infratructure in Compass for this to happen or - 1 the water table would suffer with doubling the size of the town. 2 the sewage system would not be able to cope 3 the pristine wetland we have would suffer 4 the roads here would not be able to cope. I can go on , I understand that [REDACTED] is a property developer but I'm sure he is quite happy to destroy a town and make lots of money and still be able to sleep at night mean while a whole town is stressing because of his ludricous proposal. Thanks

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sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# David Gilbertson

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 1 October 2021 12:19:55 PM

---

To the code amendment team.

For the following reasons I strongly oppose the rezoning of the Mount Compass Golf Course to Golf Course estate and wish the zoning to remain as is NEIGHBOURHOOD FOR EXISTING HOUSING and RECREATION FOR THE EXISTING GOLF COURSE.

My reasons are as follows.

I moved to Mt Compass 7 years ago with a view to retire as the town and community appealed to the lifestyle I was looking for.

I therefore purchased a property backing onto the golf course to

Capture the views and to enjoy the abundance of wildlife which inhabits the golf course.

As you are aware Mt Compass is located in the Mt Lofty Ranges and is therefore rated as high bushfire risk. The last major bushfire the town had resulted in the CFS running out of water which is a major concern. Also the quality of the drinking water has deteriorated over the last 5 years.

There is also no infrastructure here to support another housing development in any way or form. The existing facilities which exist today struggle to meet the demands of the current community and I don't see how they could support more.

The golf course already has low density housing around it and there is another 40 allotments to be built on and another 16 to be sold when is enough enough I SEE NO NEED TO CHANGE THE ZONING .

If the zoning is changed to golf course estate I have no doubt that housing will be built in front of existing housing which are backing onto the golf course. This would devalue our property investment by at least \$50,000 and we would lose our views I find this totally unacceptable as you would if you had invested your hard earned money here.

In a time when environmental issues are foremost in our minds

I find it hard to believe that this government would even consider any changes that would allow this beautiful green space known as the golf course to be destroyed. I have spoken with David Basham

29/09/21 and he told me this was normally done behind close doors but having a public consultation gives us all our say on what happens to the golf course I hope he is a man of his word and I am not wasting my time.

If the rezoning goes ahead all of the reasons I moved here for would disappear and the idyllic lifestyle that the entire community enjoys here would be gone forever.

I have supported this current government for many years but if this zoning is approved just because it does not effect them personally I

Would be bitterly disappointed in there lack of understanding of the community that lives here.

Please help us keep this pristine environment as is for future generations to come.

KIND REGARDS

David Gilbertson

[REDACTED]

Sent from my iPad

# David Pogorelec

**From:** [REDACTED] on behalf of [Attorney General's Department | South Australia](#)  
**To:** [AGD:Attorney-General's Department](#)  
**Subject:** Form submission from: Contact us form - David Pogorelec  
**Date:** Sunday, 17 October 2021 8:55:22 PM  
**Attachments:** [Thank you for contacting the Attorney-Generals Department.msg](#)

---

Submitted on Sunday, October 17, 2021 - 20:49

Submitted values are:

Title: Mr

First name: David

Last name: Pogorelec

Email: [REDACTED]

Street address: [REDACTED]

Postcode: 5210

Phone: [REDACTED]

Which area of the Attorney-General's Department does this relate to? : Planning and Land Use Services

Comments: Subject: Submission-Mount Compass Golf course Estate Code Amendment. To whom it may concern, I wish to register my objection to the proposed re-zoning. If the golf course needs this to be financially viable but it is only a modest development, then it will only have a small or limited effect, so seems unnecessary. Further, why dose my residential zone need to be rezoned to suit the golf course. There needs do not out weight those of the residence. The only reason seems to center on building height restrictions. Removing them is only necessary if structures over 2 stories are to be built. If this isn't so, then there is no need to re-zone. If the development wont occur on the golf course land then it can only occur on the residential land area. It is a residential zone for a reason, not a commercial development zone. We do not need our small town turned into a CBD. I didn't choose to live here to see the town be overwhelmed by high rise buildings. The council opposed the re-zoning for a reason. This is were we live. Not someplace were the whims of a greedy few should prevail over the majority. I also find it strange how we have to declare all of our details and give up our right to privacy to exercise our democratic rights, yet I do not have access to the names or details of the golf course owners.

Have you previously contacted AGD about your enquiry? No

# Davide Frada

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 8 October 2021 8:57:41 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Davide

Family name: Frada

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Close friends purchased a block in the initial offering with view to a long term lifestyle of a certain kind - as, I'm sure, did most others who participated in the initial offering. The threat of this development has impacted their lives, and the realisation of this development would certainly severely impact existing residents, as well as existing roads and infrastructure which are scarcely adequate at present. The water supply is of particular concern. Moreover, the method by which the developer seems to have schemed and wheedled must not go unnoticed by planning authorities - at this rate, any flat open space will be lost to greed. Mount Barker, Meadows, Kangarilla, and others have been ravaged by poorly planned developments with character totally out of keeping with the existing township. Aldinga, where my business is based, will shortly lose much of its charm by way of 1000 dwellings. In time, how far will this creep into what is now designated open space - will the beautiful hills south of Oleander Road be lost and linked together by unceasing suburban sprawl? This development has the potential to set an important precedent of greedy development versus lifestyle, open spaces, and good faith. It must be stopped.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Denise Coomans

## Written submission on the MOUNT COMPASS GOLF COURSE AMENDMENT

To the Chief Executive of the Attorney-General's Department

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

### Submitter Details

Denise Coomans

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

My grandfather served in world WW1 and WW2, and his son my father served in WW2. Both of these men served their country and served under the Australian flag and believed that they were doing the right thing in standing up for the country that they held so dear. They were both Liberal party voters and believed that the Liberal party was the way to preserve all that they had fought for and held dear. This strong belief held so strongly can only be passed on through generations. Although you make your own determinations through your own life, you can only make decisions based on what you believe is the correct one for your "love of country".

Through this process we have been presented with much information in relation to the proposed change of zoning and what I have learnt and been presented with is nothing short of horrifying. This has effected my whole core belief system, the belief that everyone is fighting for the right thing and that government upheld laws laid down and abided by for the good of the people. One of the most precious valued things we have on this country and life is our right to vote. I have always used mine to the best of my ability.

Based on my own sense of what is right I find it difficult to comprehend that the government is even entertaining the thought to intervene in the changing of the zoning of this area for a developers financial gain.

### THE COMMUNITY OF MOUNT COMPASS

For the last 5 years the people within the Compass Springs water supply area, have been dealing with this on their own, feeling that it was a problem that was ours and the rest of the town were not informed. Now with this travesty of the whole area of Mount Compass being effected with the Golf Course Estate Zone there is a ground swell happening as the community become aware of the situation if for some reason the rest of the community do not become aware before the 22<sup>ND</sup> and have not completed a submission the effects and decisions made

today will remain in the community for years to come. The farming community are now becoming aware of the process that PlanSA and the government are undertaking and the implications and effects that could have on their livelihood, particularly in relation to the water supply in the area.

The decision made today will reverberate within the community for many generations to come.

There may be a team of investors behind the develop/owner but there is already a group of investors in Mount Compass, they are called residents. Hardworking community minded citizens who have invested their total life savings into their homes. They have worked hard to enable them to live in a place that they respect and love.

The members of this community support each other and are always ready to assist their neighbours.

They care about the environment in which they live.

Mount Compass owns the Community Hall, maintained and previously extended totally by the community funds raised, whereas most other suburbs and towns around South Australia rely on local government to provide all the services.

One of the outstanding things about Mount Compass is that here it is done by volunteers.

There are many people now dealing with mental health issues due to the continual threat of the developer/owner, both financial and now a unimaginable change that will fundamentally effect their lives.

## **NON COMPLYING DEVELOPMENT**

The developer/owner knows no legal boundaries and goes above any law or regulation that gets in his way usually by finding a well connected person in a more prominent position. The developer/owner's non complying estate has become a nightmare for purchasers of this non complying development. At the rear of all properties in that section they now have an open drain all the way at the back of their properties. This is in the area that was "sold" to residents as a "view over the golf course". This is not a formal drain that has been constructed but one that is just bulldozed from the sand.

The developer/owner has now constructed wire fences at the end of George Francis Drive (dead end) This is claimed to keep the residents safe? These 6ft wire fences stop access onto the golf course. One of the reasons that this latest development is non complying is because of bush fire hazard, by erecting these fences at the end of Watson Drive, the developer/owner has removed the only exit point access in the case of a bush fire for all residents. This has the potential of trapping people during a bush fire.

The Golf Course Estate Zone is a licence for the developer/owner to make dollars. He has lodged an application with the PlanSA of what his intention is with a 681 development

plan. This has been supported when the developer/owner stated in an ERD committee 25/5/21 that he bought this golf course to develop and that the golf course would go.

The community now has a “non complying “ development in the estate. The initial application was denied by council and PlanSA but the issue was perused by the developer/owner (with contacts?) and was granted a “yes” to develop and now it is a non-complying development .

Any governance will be ignored by the develop/owner. Will the government allow for the future of Mount Compass to be “non complying”?

I understand that the construction company who developed this non complying area is now complaining of non payment for services provided.

Recently, new families who have bought these blocks in good faith as they were told the area would remain as is, are now under threat of being built out with further construction.

### **ENVIRONMENTAL DELICATE AREA**

There are so much information/reports available about the hydrology and the fragile ecological value that Mount Compass area and the surrounds. Mostly government funded these reports which are no doubt available to all, are important as to whether any further development should be allowed.

The ‘Swamps of the Fleurieu Peninsula’ are listed as a critically endangered ecological community.

This area is a water catchment area sensitive to low land development and it is so important that a sustainable town size be maintained.

This area is nationally considered as a critically endangered ecological community <http://www.environment.gov.au/biodiversity/threatened/communities/pubs/031-conservation-advice.pdf>

The heritage listed Mount Compass School Swamp is less than 500metres on the low side of the golf course <http://compassas.sa.edu.au> And select Environmental ed.

It could be argued that if with all the information that has been researched over recent years on this fragile ecological area, that if indeed on todays standards if Mount Compass should have been built where it is. Under today’s standards, to care for the environment, the Mount Compass area would have been absolutely free from any housing/development at all. We can not turn back the clock but we can certainly look to the future and take care and protect what is still remaining. It is crucial that this area is taken care of. The commencement of establishing the wetland in the town is a great start. As a water catchment area the golf course area plays an important role in this environment.

The fact that the town uses water directly from the aquifer obviously raises concerns about the viability and the effect of further residential development in the area.

## **SUPPLY OF ESSENTIAL SERVICE – WATER**

When the water licence was taken over by Compass Springs we were immediately faced with greed and a money gouging approach by the developer/owner. We have been dealing with this issue for 5 years now. We experience wrong readings, inaccurate accounting , bullying tactics, poor pressure and lack of supply to our area. Personally I have been requesting information on my account for 2years, including payments made and not showing on my account, and invoices not received and yet showing on statement. (Statements are provided maybe once every 2 years maybe). At the suggestion given by ESCOSA almost 5 years ago, many residents have been paying SAWater rates for their water until the matter is resolved. During 2021 we have experienced no less than 5 instances where we have experienced extreme low water pressure or no supply at all.

The developer/owner's ability to operate the provision of an essential service is obviously lacking, not only to provide a service which has been interrupted 5 times in 2021 but also with the provision of an accurate accounting system. He has been proven to be unreliable and bullying in his tactics in dealing with users.

When an agency/group/individual is given the option to purchase a licence to provide an essential service of providing water, what credentials need to be shown by the agency/group/individual or indeed required to provide to ESCOSA that they are fit and proper to provide such a service?

## **PLANSA COMMUNITY INFORMATION**

I have carefully read this information.

As a community member and resident I refute the information given and am finding it difficult to even accept that this proposal is given any credibility.

I am offended that the DRAFT Concept Plan 122 is deceptive at least. Many residents have looked at this diagram and thought that it was indicative of the proposed planning. So they believed that there is no need for concern over this issue.

In the attached letter it states that the aim is to preserve long-term viability of the golf course. The developer is already dismantling the golf club that operates at the golf course. He is significantly increasing membership fees. I believe through these actions he will be able to site lack of viability as a reason to carve up the existing course.

I strongly disagree with the increase of Maximum Building Height, this would be in direct opposition to the planning code that already exists for other structures where it states 6 metres.

There is reference that other golf courses are zoned as Golf Course Estate. Was this zoning applied in the first instance when they were developed? Unlike Mount Compass which was zoned to suit the requirement of the golf course at inception.

If the zoning is changed there will be “loop holes” that the developer /owner will be able to pursue.

We have seen this in relation to the Water Supply Pricing and other development that the developer/owner will just go above and around laws and regulations, and in some cases someone in a elevated position to assist him in his endeavours.

As an indication for his lack of respect of laws and limitations he is currently advertising land and house packages for the corner of George Francis Drive and Arthur Road, these areas are under review with this Mount Compass Golf Course Estate Code Amendment.

## **CONCLUSION**

The decision made today will reverberate around the community for generations to come

I have included information in my submission about the conduct of the developer/owner to reflect his character and ability to manage a development of such a sensitive area.

Surely this developer/owner can not even be considered to make decisions in the development of such an environmentally critically endangered area. There will be no regard for the existing residents, and for those who have paid dearly for the golf course views and to maintain this precious area.

I will accept nothing less than “LIKE FOR LIKE” as it has always been zoned and as it was intended or RECREATION for golf course and NEIGHBOURHOOD for Residential.

Denise Coomans

17<sup>th</sup> October 2021

## Donna Stewart

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Rezoning Proposal to Mt Compass Golf Course  
**Date:** Monday, 18 October 2021 6:04:11 PM  
**Attachments:** [GOLFCOURSE.pdf](#)

---

Please keep zoning "Residential" for the existing housing and "Recreation" for the existing Golf Course

And "NO" to a change to "Golf Course Estate"

Sent from [Mail](#) for Windows

To Whom It May Concern

I seek that this submission be considered in relation to the potential rezoning of the Mount Compass Golf Course.

I have resided with my family in Mount Compass for the past 20 years. We came to Compass from Sydney, choosing to raise our infant daughters in the rural community that we discovered there.

The residents of the town, by a vast majority, do not want the changes that [REDACTED] seeks to make to our community. The comparison to the disaster that is now Mt Barker is front of mind.

That my husband and I could not secure our financial future and subdivide our 10 acre allotment into 2 acre lots due to the Mt Lofty Range Agreement is ironic, given that we now view our old property from the deck of our home on Arthur Road, less than a kilometre away and [REDACTED] intends to have hundreds of homes erected on the golf course in front of us.

There appears to be an anomaly at the very least in the disparity.

Further, the water issue can not be understated. There is limited water in the town's aquifa as demonstrated in the summer before last, when the rainfall was minimal and the town was under threat from a bushfire, the tankers and helicopters had to use other resources as the water table was so low they could not pump out the water.

There is also the issue of the swamplands which are integral to the town. The golf course drains into the swamp and again the water table is vital to the health of the wetlands.

In brief, I sincerely hope you reconsider the proposal of [REDACTED] and his cohorts and leave the zoning of the golf course as it has always been.

Yours sincerely

[REDACTED]  
Donna Stewart

[REDACTED]  
Mt Compass SA 5210

## E Ferguson

**From:**   
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** No houses on the golf course  
**Date:** Thursday, 21 October 2021 2:14:46 PM

---

<https://mail.google.com/mail/u/0/s/?view=att&th=17ca0ea49a196356&attid=0.1&disp=attd&safe=1&zw>

**Link to Gmail log in**

# Elizabeth Wirth

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Wednesday, 13 October 2021 8:31:39 PM

---

PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment  
**Customer type:** Member of the public  
**Given name:** Elizabeth  
**Family name:** Wirth  
**Organisation:**  
**Email address:** [REDACTED]  
**Phone number:** [REDACTED]  
**Comments:** As a resident of mount compass i do not support the change in zoning.  
**Attachment:** No file uploaded  
**Attachment 2:** No file uploaded  
**Attachment 3:** No file uploaded  
**Attachment 4:** No file uploaded  
**Attachment 5:** No file uploaded  
**sent to proponent email:** [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Emma Cheers

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
Mount Compass Golf Course Estate - Rezoning - Code Amendment Submission Lot 71 Hutton Place, Mount Compass  
**Date:** Wednesday, 20 October 2021 7:45:25 PM  
**Attachments:** [image001.jpg](#)  
[Mt Compass Letter.pdf](#)  
[MCGC RE Stage 2A and 2B Plans.pdf](#)  
[Lot 2005 Hutton Place LoEDoc\\_068585.pdf](#)

---

Dear Sir / Madam

Please find attached a letter from Ms Emma Cheers – the contracted purchaser for lot 71 in Stage 2B of our Estate.

Sincerely,



Stephen Connor  
Managing Director  
Capitoline Property Pty Ltd (trading as Mount Compass Golf Course)  
PO Box 258, Mount Compass SA 5210  
George Francis Drive, Mount Compass SA 5210



27 September 2021

Senior Planner

Planning & Land Use Services – Code Amendment Team

Attorney General's Department

PO Box 1815

**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**SUBMISSION: MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 71 Hutton Place, Mount Compass SA 5210**

I have contracted to purchase the above property, described Allotment 71 in the Proposed Plan of Division contained within Allotment 2005 Certificate of Title Register Book Volume 6253 Volume 790.

When I contracted to purchase the allotment in Stage 2B of the Mount Compass Golf Course Residential Estate it was zoned **Residential**.

I understand the land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021. As the land owner we were not notified or consulted about the rezoning.

*This should not have occurred and has devalued our property. It is a matter of great concern and importance to us.*

We have attached a printout showing the zoning of our property from the PlanSA website for your information. There are 8 properties affected by this that directly overlook the golf course.

The land should have transitioned to **Neighbourhood** zone, which we understand was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We will be building a new home on the property. The pathway for our approval is very different from what it should be under the **Neighbourhood** zone.

We request our land be rezoned **Neighbourhood**.

As an alternative we will support rezoning of our land to **Golf Course Estate** zone.

## **Mount Compass Golf Course, Mount Compass SA 5210**

We understand that the golf course land has also suffered a similar fate to our property – it has been downzoned from **Residential** to **Recreation** through the same process.

The intervention of Alexandrina Council in this process has caused significant trouble for the golf course owner / operator as their land holdings should also have transitioned to **Neighbourhood** zone on a like for like basis.

We understand the golf course owner / operator requires the zoning to be corrected to restore their property value to ensure the ongoing maintenance and viability of the golf course.

The inclusion of a Concept Plan that defines the golf course land as “Open Space” does not achieve this - instead it significantly increases the risk of the golf course operations being shut down because of the loss of land value that is used to support the ongoing operation of the golf course.

Further to this the Concept Plan leaves only a narrow strip of land in front of the properties fronting the golf course available for development. That is not what we want to see happen.

Recent land divisions, including our property, have been approved by Council and the State Government outside of the Concept Plan boundary.

It is unnecessary to reinforce such when it fails to recognise the current conditions on the ground or the future viability of the golf course.

As a result we are fully supportive of Capitoline Property Pty Ltd's land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate – with no concept plan or overlay restrictions** to support retention of the golf course.

Yours sincerely



E Cheers





|                                     |            |               |            |
|-------------------------------------|------------|---------------|------------|
| A                                   | 10.07.2018 | INITIAL ISSUE | DEL        |
| REV                                 | DATE       | DESCRIPTION   | CALC FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |            |

0 10 20 40 60 80 100 m

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|                   |                  |
|-------------------|------------------|
| CONTOUR INTERVAL: | -                |
| SURVEY:           | -                |
| DRAWN:            | DEL - 10.07.2018 |
| CHECKED:          | -                |

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## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. SHEET 1 OF 1 REVISION A

A089815CAD ST2 & 3 MT COMP REV A

# Eric Vella

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 12 October 2021 8:47:21 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Eric

Family name: Vella

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Retain the current zoning. Neighbourhood for the existing housing. Recreation for the existing golf course. NO to Golf Course Estate.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: plansasubmissions@sa.gov.au

## Ewan Bruce

**From:** [REDACTED]  
**To:** [DIT:PlansA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Saturday, 16 October 2021 10:55:50 AM

---

My name is Ewan Bruce, and along with my wife, I live on George Francis Drive, Mount Compass, which is on the golf course residential estate. We purchased our vacant block of land in 2002 and then built our house and moved in 2003.

When we purchased the aforementioned land we were assured that the land on which the golf course was situated could, and would not, ever be sub divided and built on, and that the land would always be a golf course, and that this fact was covered by some sort of regulation to prevent this happening.

I therefore think that even the thought or suggestion that this could be changed is absolutely disgusting and a disgrace to be even considered.

I strongly object to the present golf course area ever being zoned anything else than recreational and not anything to do with any residential zoning.

I know for certain that the great majority, if not all of the estate residents strongly object to it. Also it appears that most of the residents living in the greater Mount Compass Area are against it. Also I am certain that the golfers who frequent the golf course, and enjoy playing this fantastic golf course would not want to see it destroyed and turned into a housing estate.

Then there is the local council who have rejected any thoughts of the zoning being any other than **RECREATIONAL FOR THE GREEN GOLF COURSE AREA AND RESIDENTIAL FOR THE HOUSING AREA SURROUNDING IT.**

I feel that with virtually all the aforementioned people **AGAINST** any such zoning being changed, and just **ONE PERSON**, that appears to be strongly in favour of the change, that obviously being the owner of the land, who is a developer, and only interested in making as much money as possible and who has no other interest in the area, and doesn't live anywhere near, I wonder how just one person appears to have so much say in this matter?

Other reasons should also be taken into account in making this decision. Mainly the very fragile eco system of the Mount Compass area. Then there is the infrastructure of the entire area, this I feel certain could not, and will not be capable of sustaining the type and size of development that the aforementioned developer has already applied for.

Please leave this wonderful town and surrounding areas as they are and especially keep the **GOLF COURSE AREA AS RECREATIONAL**, and any surrounding area with housing **RESIDENTIAL**.

Regards.

Ewan & Patricia Bruce,  
[REDACTED]  
Mount Compass. 5210.

Sent from my iPad

## Gail McMillan

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Monday, 13 September 2021 6:56:06 PM

---

PlanSA,

### Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Gail

Family name: McMillan

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments: I would like to address the impact that the Mount Compass Estate Code Amendment will have on our rural community. The water supply & infrastructure will not cope with the influx of housing. The issues with the water for current residents is a constant battle with leaking pipes, low pressure, no water, bore pumps failing & valves malfunctioning. The proposed site is not conducive to housing as the low lying area has a delicate balance with the water table, wetlands & local ecosystem. With this disturbed there will be future issues with flooding & wildlife. A real issue is the historic inclusion of kangaroos on this site which will have to be considered in any action plan looking forward. The access roads, in the event of flood, fire or another hazard will compromise the safety of the local residents as the entire population along George Francis Drive, Arthur Road & the adjacent roads have no choice but to exit the town all on the same road. Although a personal dilemma, it is a factor to the wellbeing & mental health of those who chose to live where they are. These residents will need to endure reduced real estate values along with the negative component of building site environments. I strongly object to this amendment & the repercussions that it will cause for our sustainable Mount Compass community.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Gavin Wright

Document submission to SA Planning.

As residents of Mount Compass for fifteen years we wish to oppose the rezoning of the area from Neighbourhood for existing housing, and Recreation for the existing eighteen hole golf course to Golf Course Estate.

There are some 550 houses currently in Mount Compass. If approval is granted for a further 650 dwellings as has been proposed by the Golf Course owner we request that the following points are taken into account when considering changing the current zoning, points which we consider to be detrimental the ecology of the area.

The aquifer which supplies water to the township and the local farming community is already under stress according to some of those local farmers who have witnessed continuing drop in water levels and drying up of springs which once were more common. This could also have a detrimental effect of the wet land reserves in the area which are quite diverse and includes the the endangered Southern Emu-wren (*Stipiturus malachurus*).

More housing would also require a substantial upgrade of the current town sewage treatment plant or the construction of a new system. This also could have further detrimental effects to the local ecology. Also who would have to pay for any upgrade, the current residents of the township, which would be most unfair, or the State or Local Government?

Further housing would also create problems with traffic flow as any new roads would have to run off George Francis Drive which could be problematic in times of crisis.

We oppose the changing of the current zoning.

Tine & Gavin Wright

## Geoff & Jayne Richardson

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Rezoning - Mount Compass Golf Course  
Sunday, 10 October 2021 6:53:57 PM  
**Attachments:** [MtCompassGC-plansasubmission-GJR.pdf](#)

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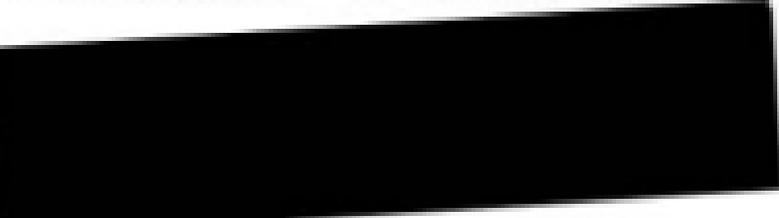
Hello PlanSA,

Please find attached our submission regarding rezoning of Mount Compass Golf Course.

Cheers,  
Geoff & Jayne Richardson,

[REDACTED]  
[REDACTED]

Geoff Richardson and Jayne Richardson

  
Mount Compass,  
SA, 5210.

10 October 2021

Dear PLANSA:

Reference: Mount Compass Golf Course Code Amendment.

I am responding to the application put forward by the Directors of Compass Springs, whom are also owners of the Mount Compass Golf Course, where they have made application to have subject land rezoned to "Golf Course Estate", with hoping the business directors to sub divide all rezoned land to create 680 proposed allotments.

I directly oppose the re-zoning to '**GOLF COURSE ESTATE**'.

Please **RETAIN THE CURRENT ZONING** as follows:-

**A- NEIGHBOURHOOD** for the existing housing.

**B- RECREATION** for the Golf Course as it is currently developed.

Below is important information to assist in keeping Zoning as described in A & B above.

My family and I have been resident of this Mount Compass community from 2006 until present day on George Francis Drive, directly opposite the section of Golf Course land zoned "recreation". We built our own home, have been involved in this wonderful community and our children went to the excellent local area school.

Currently, the zoning of the Mount Compass Golf Course, plus pockets of land around edges, is "Recreational" and the older surrounding home development "Neighbourhood". Before the recently changed new legislation came into effect, the Mount Compass Golf Course estate was zoned 'Residential' for the housing and the Golf Course 'Recreational' with a Plan Overlay. Any residential development on the Golf Course was deemed to be "non-complying".

There are 16 residential blocks approved by PlanSA many years ago, but never developed and situated on the corner of Arthur Rd and George Francis Drive, also 7 allotments due west of the Golf Course Club House car park and there are now 40 allotments situated at the western end of George Francis Drive [in partial states of completion] and all are located within bounds of 'Recreational' zoning. Seven allotments due west of GC Carpark have been built where there was approved [but never planned for] tennis courts, playground and other recreational land and

said area is deemed by Alexandrina Council to be a "Non-Complying Residential Development", This afore mentioned was the subject of an ongoing legal action that has already been before the courts, circa 2014. The 40 allotments at the western end of George Francis Drive were recommended refusal by council staff but were approved by State Government SCAP.

With the "Recreational" zoning of said Golf Course, Compass Springs Directors, [REDACTED] cannot build any houses on this Golf Course, therefore they can only plan developments associated with the Golf Course "Recreational" zoning, which would generally benefit the community and Compass Springs is able to generate some profit, regardless.

If the zoning of the Golf Course is changed to Neighbourhood or Golf Course Estate, then potentially area could have 2 story, 9-metre-high houses on 400 m2 allotments in front of existing houses between and on land, what would be formerly many areas of Golf Course, like the inappropriate development at Mount Barker and Seaford etc. both of which [REDACTED] [Director of Compass Springs etc] was involved in.

All of Mount Compass house values have the potential to decrease with the addition of 680+ houses built over the Golf Course. There is "deferred Urban" land to the east and other pockets of suitable land within the township for gradual development as required for the future increase in population.

The current infrastructure for both water supply and sewerage is inadequate and as the existing Golf Course estate and township obtain their water from the same underground aquifer source, it has been suggested by professional peoples, majority of residential blocks would run out of water on many occasions every year and have increased interruptions to supply, as we residents all experienced during the last major bush fire on edge of township, (reference Mount Compass CFS), along with ongoing issues with Compass Springs (a [REDACTED] company).

Damage to both State and Council roads due to increased vehicular traffic is most likely, potentially another 1200+ vehicle movements per day on the Victor Harbor Road equates to more road damage, (potholes). Costs, which would be borne by SA Taxpayers alike, not developer/s.

Mount Compass has a clean and ecologically diverse environment that will suffer long term consequences of improper land rezoning. The wetlands to the east of the Golf Course are fed from natural springs situated on, around and to west of said Golf Course and are Federally protected. The area to the east and south of the Golf Course is of indigenous cultural significance, being the convergence of the Kurna, Peramangk and Ngarrindjeri lands.

Should a shopping precinct get built on the "former" Golf Course land, as [REDACTED] has stated in public documents, with the potential of retailers such as Woolworths, OTR, McDonalds etc., then existing small local business will suffer loss of need income/s, and land values could decrease accordingly.

PLANSA

10 October 2021

Page 3

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf Course estate and Golf Course, that stipulates the minimum allotment sizes will be 800 m<sup>2</sup> and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and Golf Course owner to Golf Course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to be built on the Golf Course that intrudes on existing properties amenities [views, visual privacy etc], and will be subject to legal argument if any rezoning occurs. Directors [REDACTED] have used these encumbrances to stop development, on non-complying developed land allotments that they do not want. May we suggest PlanSA duly investigate the validity of the encumbrances.

It should be noted that Compass Springs is already advertising "House and Land" packages for sale on the proposed former "Golf Course land", on roads that don't yet exist, in anticipation of a zoning change. Compass Springs is also yet to finish it's previous development at the western end of George Francis Drive. It has been suggested that the power feeding this non-complying development will not be connected until the conclusion of the court case between Compass Springs, [REDACTED] SAPN and NEO, (the business involved in the construction of 40 lot estate).

Since Compass Springs has taken ownership of the Golf Course and along with Robusto, the Golf Course Estate community's water supply, [REDACTED] as a director, has caused unnecessary stress, angst, along with reported increased concerns in the community regarding mental health, divided the community with documented lies and threatened legal action when director "doesn't get his way". [REDACTED] has no empathy for the community, and has proven that he is not a fit and proper person to do residential development (reference ICAC investigation Mount Barker) or hold a private water supply licence in South Australia, (reference ESCOSA and Water Ombudsman).

We are not against appropriate development, done with sensitivity to environment and community consultation but [REDACTED] cannot be trusted to do "the right thing".

Therefore, we and the rest of the community need to keep the zoning of the Mount Compass Golf Course as it is, "Recreational". We the undersigned are against the rezoning of the Mount Compass Golf Course and the change in building height restrictions.

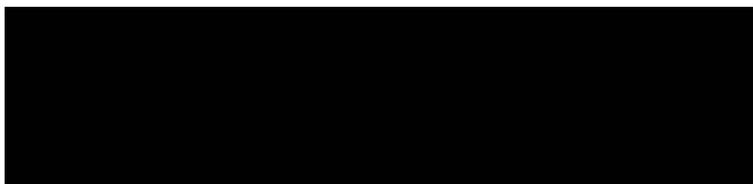
Are we going to keep allowing residential development of green recreational space, to make profit for a few, until there is nothing left?

Should you require copies of our Encumbrance, estate original concept designs, development plans or any other information, please contact us at your convenience.

PLANSA  
10 October 2021  
Page 4

Email: [REDACTED]  
mobile [REDACTED]  
Yours respectfully

Geoff Richardson and Jayne Richardson



Enclosure

# Geoff Cooling

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 21 October 2021 8:39:00 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Geoff

Family name: Cooling

Organisation: Golf player

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Only when the last tree has died and the last river been poisoned and the last fish been caught will we realise we cannot eat money. Cree Indian Proverb We already have something great and special to the local community/area and attracting others from affair thus supporting local businesses. Why then would you need to introduce a cancer into this? I do not agree to the proposed rezoning and redevelopment of the Mt Compass golf course

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Gerald Crawford

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Monday, 18 October 2021 2:50:53 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Gerald

Family name: Crawford

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments: I came to Mt Compass for the setting, the rural nature of the community and, while I'm not a golfer, the serenity of the golf course. With added housing comes the potential for vandalism and crime, which at this time, is scarce. I have concerns regarding the water supply and the impact that added use will have on it and what effect that will have on the existing users. I only hope someone is listening.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Gerry Jak

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Sunday, 10 October 2021 9:12:12 PM

---

PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** Gerry

**Family name:** Jak

**Organisation:** Mt. Compass resident

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:** I strongly object to the rezoning and do not support the redevelopment of the Mt. Compass Golf Course.

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**Attachment 4:** No file uploaded

**Attachment 5:** No file uploaded

sent to  
proponent [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)  
email:

## Get Glowing

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** MT compass golf course code amendment  
**Date:** Thursday, 30 September 2021 8:55:23 PM  
**Attachments:** [house211.gif](#),  
[sea322.jpg](#),  
[pict\\_2433.gif](#),  
[pict\\_1544.gif](#),  
[butterfly\\_top.gif](#),  
[butterfly\\_bottom.gif](#)

---

To plans SA,

I am responding to the application put forward by the owner of the Mt Compass golf course to have it rezoned to Golf Course Estate allowing him to sub divide to create 680 proposed allotments. As a resident for the past 14 years on Sturt place opposite the Golf Course I strongly oppose the application and fully support that it remains as it is currently which is having the housing zoned Neighbourhood and the Golf Course zoned Recreation. I decided to live here purely because of the rural outlook and lifestyle which was encouraged by the original developer of the housing and Golf Course by having a contract with encumbrances to establish a housing hub that resulted in a high quality standard of presentation which has been up held by all residents. This is all under threat with the proposed rezoning and as we are currently witnessing with the small amount of blocks being established by the owner currently, the quality standard of the area is also under threat. As a small housing hub the residents have been in conflict with the water supply pricing agreement with the current owner now for 5 years and seeing how he conducts his business relations with the residents has certainly shown his business integrity, I certainly would not trust him to do the sub division to the recommended standards expected.

. We have amazing wildlife on this course and a lot of native animals and plants also , were would they go , we do not need or want 680 more houses to line [REDACTED] pockets nore can the infrastructure handle what he is proposing to do , we already have problems with our water supply so how is more housing going to fix this .

AS MENTIONED PREVIOUSLY I OPPOSE THE REZONING OF THE GOLF COURSE TO GOLF COURSE ESTATE.

Thanks

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# Graham Rowe

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Rezoning plans for Mt Compass  
**Date:** Tuesday, 28 September 2021 8:24:43 PM

---

To plans SA,

I am responding to the application put forward by the owner of the Mt Compass golf course to have it rezoned to Golf Course Estate allowing him to sub divide to create 680 proposed allotments. As a resident for the past 17 years on George Francis Drive opposite the Golf Course I strongly oppose the application and fully support that it remains as it is currently which is having the housing zoned Neighbourhood and the Golf Course zoned Recreation. We decided to live here purely because of the rural outlook and lifestyle which was encouraged by the original developer of the housing and Golf Course by having a contract with encumbrances to establish a housing hub that resulted in a high quality standard of presentation which has been up held by all residents. This is all under threat with the proposed rezoning and as we are currently witnessing with the small amount of blocks being established by the owner currently the quality standard of the area is also under threat. As a small housing hub the residents have been in conflict with the water supply pricing agreement with the current owner now for 5 years and seeing how he conducts his business relations with the residents has certainly shown his business integrity, I certainly would not trust him to do the sub division to the recommended standards expected.

AS MENTIONED PREVIOUSLY I OPPOSE THE REZONING OF THE GOLF COURSE TO GOLF COURSE ESTATE.

Thanks

Sent from my iPad

Submission by Grant Gartrell, ██████████ Mount Compass SA 5210, dated 10 September 2021

The following submission is in response to a proposal to initiate an amendment to the Planning and Design Code, entitled:

## **Mount Compass Golf Course Estate Code Amendment**

### **Reason for Initiation of Amendment Process**

On 19 March, 2021, the South Australian State Government changed the way in which development is controlled in South Australia, replacing the Alexandrina Development Plan and those of other councils with a common state wide Planning and Design Code. This new code is intended to simplify planning into the future. To achieve that it has been created with a simplified structure, which has clearly created considerable discussion in regard to unusual zones such as the Mount Compass Golf Course Estate as it was established under the old plan, in the way it is translated into the new Planning and Design Code.

What is not well understood throughout the community is that although, when the approval for the Mount Compass Golf Course Estate was originally granted to ██████████, and the 143 building blocks were created, and sold to raise funds for the golf course development and other essential infrastructure, that was, in essence, the end of the matter. Subdivision to create residential allotments was only ever envisaged within Area A on Concept Plan Map Alex/13. With the approval of the development plan the right to subdivide any further land in the estate outside of Area A was extinguished, and thus, at any time in the future the transfer of the golf course to any new owner, including the transfer to the current owner, ██████████ did not, and does not simultaneously transfer with the sale, any right to further subdivide the golf course land, nor any obligation for whomsoever happens to be the development authority at the time to favourably consider any application from a new owner to further subdivide the golf course land or otherwise change the land use of the site.

I am not inferring from this that no further subdivision would ever be possible, but making it quite clear that there is no remaining *existing* right to subdivide which has been transferred with the sale of the land, other than for small remaining elements of Area A, which may be subject to other constraints such as steepness of the land. It would be fair to say that the wording accompanying the establishment of the Golf Course Estate itself was intended to ensure that the golf course remained as a golf course in perpetuity.

### **Minister's Approval to Initiate Amendment**

On 30 July, 2021, the Attorney General advised her Chief Executive that she had approved the Proposal to Initiate the Mount Compass Golf Course Estate Amendment. She further advised that the State Planning Commission had specified that the Chief Executive, as Designated Entity responsible for undertaking the process, must consult with stakeholders including The Department for Infrastructure and Transport, Utility Providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, Epic Energy, NBN and other telecommunications providers, as well as the State Members of Parliament for the relevant electorates, in this case the Member for Finniss.

The letter further advises that the Commission, under section 73(6)(f) of the Act, resolved not to specify further investigations or information requirements in addition to that outlined in the Proposal to Initiate, but leaves the way open to include such further investigations as may be indicated in response to feedback or advice received through the engagement process.

In this submission attention is drawn to significant environmental concerns both historic and current in relation to the impact of the development of the township of Mount Compass within the catchment of the Tookayerta/Nangkita Creek. I would respectfully request, in the interests of efficiency, that the Proposal to Initiate should also be referred in the first instance to the Department for Environment and Water, a number of whose officers would already be well aware of the ecological importance and sensitivity of this riverine system.

## **Environmental Concerns: Water Protection Zone**

Section 4.4 of the Proposal states the intention to engage in “Broader community consultation to provide an opportunity for any interested community members to comment on the proposed outcomes of the Code Amendment.”

Sections 1.2 through 3.3 explain the rationale of code amendments so that they align as much as practicable with State Planning Policies and Regional Plans.

While in principle these are desirable aims, the proposal in its present form has yet to include any consideration whatsoever of the special environmental attributes of the area. Such considerations are critically important and cannot and should not be ignored. Much of the land encircling the Mount Compass township has been designated as “**Water Protection Zone**”

In relation to the land under consideration for this particular Mount Compass Golf Course Estate Code Amendment, there is a clear case that an appropriate zoning for the land at the time it was first considered for the development of a golf course should also have been “**Water Protection Zone**”. While there would have been little support for comprehensive residential development of the land, the fact that the golf course would occupy the bulk of the land, particularly the lower areas, and ***that the attributes of a golf course would generally align with those of a water protection zone***, were a significant factor in the original approval being given.

The golf course land remains a central part of the water catchment for the Tookayerta/Nangkita Creek System. Because of the special nature of the soils within that catchment, the golf course land itself is a vital and integral element of the buffering groundwater reservoir for that system. It plays an important role in supplying groundwater to the “Square Waterhole” an important feature adjacent to the Hesperilla Conservation Park a short distance to the South-east. This is in effect the location at which the Tookayerta arm of the Tookayerta/Nangkita Creek System first rises, and it would be quite naïve to suppose that any significant housing development over the golf course would not have negative consequences for the essential characteristics of the Hesperilla Conservation Park or the Square Waterhole in the first instance, and, by extension , the essential characteristics of the Tookayerta/Nangkita Creek System.

The system itself is well known to hydrogeologists from the Department of Environment and Water who would also be well aware of the interconnectedness of groundwater in the unconfined aquifer.

The Tookayerta/Nangkita Creek System is the most ecologically complex and sensitive riverine system in the Mount Lofty Ranges, and perhaps the whole of South Australia.

It exists because of high rainfall associated with elevation combined with extensive areas of high quality sand deposits laid down as moraines by retreating glaciers at the end of the Permian Ice Age, approximately 250 million years ago.

The particular action of the glaciers in grinding bedrock to sand has resulted in a far higher proportion of reasonably uniform spherical sand grains than would be expected in, for example, most beach sands, and has given rise to sand deposits noted for their porosity.

The interstices of these highly porous sand deposits provide a reservoir for storage of predominantly winter rainfall, releasing sand-filtered water steadily all year round to maintain a perennial creek system of extremely low salinity water with near constant temperature and pH that supports an extensive ecology unmatched anywhere else in the Mount Lofty Ranges.

## **Land Use Changes Threaten Critically Endangered Wetland Viability**

The Tookayerta/Nangkita Creek system provides one of the last linking habitats for a number of the critically endangered but well documented Fleurieu Swamps. In itself, the system has been recorded as containing approximately 2 dozen species of benthic macroinvertebrates found nowhere else in the Mount Lofty Ranges (Reference: Water Quality of Tookayerta Creek with Particular Reference to the Aquatic Macro-Invertebrate Fauna, by P.J.Suter, 1987, ISBN: 0724341471). It also provides vital habitat for a diverse range of animals including the endangered Southern Emu Wren (*Stipiturus malachurus*). Along the banks of the Creek system itself are a number of particularly unusual examples of suspended hill-side swamps where the water levels are maintained by continuous flow of quite aged water from sand aquifers fed by buffers of underground water interconnected with that underlying the Mount Compass Golf Course.

Collectively, to quote SA Government Report DWLBC 2006/24, "Southern Fleurieu Groundwater assessment," the Southern Fleurieu wetlands are listed as a Critically Endangered Ecological Community under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999, because not only are the flora and fauna unique, some species are considered to be declining, and the wetlands are subject to land use changes that threaten their viability."

The headwaters of such a precious creek system is obviously not an ideal place to establish a township, but the small township of Mount Compass sprang up before some of these concepts were well understood. However, ignorance cannot continue to be an excuse into the future for exacerbating the problem.

## **Impact of Mount Compass Township**

As a councillor with the Alexandrina Council for a period of 12 years from November 2006 to November 2018, I was privileged to be involved with the delivery and completion of a number of projects designed to improve the quality of life for Mount Compass residents while at the same time

remediating some of the worst effects of the settlement on the creek system in which it is situated. These include:

- a) The establishment of a wetland reed bed system area to the west of Mount Compass for the principal purpose of remediating town stormwater run-off prior to it being returned to the creek.
- b) The installation and upgrade of a township Community Wastewater Management Scheme including a totally new state of the art treatment plant to remedy the prior situation of a town typified by saturated soils, especially in winter, and numerous occurrences of effluent from septic tanks overflowing into kerbside guttering and related stormwater drains.
- c) The upgrade of township water tables and re-sealing of township roads in concert with (a) & (b) above.

The original establishment of the Mount Compass Golf Course was prior to my time as an Elected Member of the Alexandrina Council, but not prior to my undertaking a farming enterprise in the district and a significant period as chair of the highly respected Compass Creek Care Landcare group. When water licensing for irrigators was introduced I also became chair of the Eastern Mount Lofty Ranges Southern Section Community Advisory Committee on Water Allocation Planning, a position I held for about 10 years.

In recognition of the significance of the township water issues, Mount Compass was abutted on three sides by what were known as Water Protection Zones, the principal purpose of which was to ensure that activities in these areas inimical to the conservation of the water quality in the creek system were non-complying in development terms.

To the west of the township were, and still are, a number of extractive mineral leases operated under the supervision of the Department of Mines. These also had restrictive conditions placed upon their operation which are not considered to be totally adequate to protect the water resource, and which have not always been as well managed as they might have been, but which were at least a recognition of the special characteristics of the catchment. For example, at one particular sand quarry, an application for a new bore to access water for sand washing was very sensibly refused because the particular aquifer concerned was far more saline than the unconfined aquifers within our own catchment, and discharge of the water after the sand-washing process would therefore have had serious consequences for the quality of the Tookayerta/Nangkita Creek system ecology.

## **Establishment of the Golf Course**

As for the golf-course property itself, it was originally purchased by [REDACTED] from the operator of a run-down dairy farm to become an extension of his adjacent sand-mining operation. I understand that when the idea was floated of establishing a golf course with the development funded by the creation of a limited housing development, the idea was eventually supported because

- a) The housing was to be limited to Area A, the higher elevation, more westerly portion of the property, at greatest distance from the creek system.

- b) The establishment of the golf course over the remaining (major) portion of the land, was consistent with the notion that this land would therefore retain most of the attributes of a water protection zone and thus its classification in this manner could be supported
- c) ██████████ would not only provide an adequate water supply to the houses in the golf course estate, but he would additionally provide a water treatment plant not only capable of sewerage the new estate, but also taking on the effluent from the older part of Mount Compass. It may well have been this offer, which took some of the immediate burden off council for remedying an increasingly inadequate system, that clinched the deal.

The new houses were supplied with water via a private scheme sourced from a new bore. There have been ongoing issues between residents of the golf course estate and the proprietors of that scheme, some of which pre-dated transfer of responsibility for this scheme to the current operator. It would be fair to say that over recent times it has become an even more contentious issue.

Similar concerns were raised over the continued operation of the treatment plant, and eventually the council had no alternative but to step in and take it over. Council managed to keep it going under difficult circumstances for some years, but as existing vacant blocks were built on, it became increasingly overloaded, and the resultant unpleasant odour for hundreds of metres downwind quite unacceptable. The aforementioned new system has definitely cured that problem for the present. The system was designed for some limited capacity for growth, but as I understand it, while this might be sufficient to provide for limited infill and projected higher density living within the existing township, it was not designed to further cope with a new subdivision, irrespective of whether or not such a subdivision was considered to be desirable by the proprietor of a golf course.

## **Limits To Growth - Underground Water**

It is my understanding that the underground water supplies of the district although extensive are nevertheless limited, and in essence already close to fully utilised. Even if approval for a significant new estate were to be given, there is little capacity to provide water for the houses without taking away water from existing houses or other licensed users of irrigation water in the district.

Unless the adjacent sand mines, currently being used to replenish sand supplies on Adelaide suburban beaches, are shut down within a reasonable period of time, it is also likely that the situation will get progressively worse until a crisis occurs. To resolve the uncertainties in the interests of all parties, resources should be provided for a comprehensive and therefore quite expensive environmental impact assessment of the Mount Compass water supply situation.

## **Recharge Versus Run-Off**

Then there would be the impact on the groundwater itself of the perhaps several hundred houses that could be built instead of a golf course. Instead of the low impact infiltration of rainfall across the golf course, there would be a road network and associated kerbing and stormwater drains. Houses themselves would collectively have a significant roof area, and even with mandatory water tanks would transfer a substantial amount of rainfall directly to the stormwater system, and therefore requiring significant expansion of the existing storm water remediation system, or its replication, or perhaps both.

With an average house on a 450 sq. metre block and a 15m frontage to a sealed road, while the houses would each be expected to use, say, 140,000 litres of water per annum, a further 510,000 litres would be diverted from groundwater recharge to stormwater run-off, for a total of 0.65 Megalitres per household (or 65 Megalitres per 100 houses).

Even if all of those issues could be resolved in an environmentally responsible manner, and that is at best highly unlikely, many people fail to appreciate just how wet Mount Compass can get, and given that our current Bureau of Meteorology data shows clearly a doubling of the frequency and severity of extreme weather events every 20 years into the future while global warming continues, and without doubt for at least the next 60 to 80 years simply because of the lags currently in the system, there needs to be a serious rethink of water-table design prior to building any more houses, to enable us to cope adequately with the additional kinetic energy that enables water initially flowing downhill to also flow significant distances uphill until that energy is dissipated.

## **Transfer from Council to State Planning System**

Now, let us consider separately the transfer of the planning system from the former Council based planning system to the current State Planning System.

I was able to discuss this matter briefly with our local State Government member for the seat of Finnis, the Honourable David Basham MP, Minister for Rural Industry and Regional Affairs, who has been an active member of our Mount Compass community ever since I have known him. If I understood him correctly, then I believe he takes what I see as the only morally defensible position: which is that the current owner of the golf course, ██████████ is clearly entitled not to have any existing rights taken away from him by the transfer of zoning from the old system to the new system, nor should there be any expectation of a financial or other benefit to him consequent on any such change either. I understand that the Alexandrina Council administration has a similar view.

Under the old system, any residential development was restricted to the area shown on Concept Plan Map Alex/13 as Area A. Most of this land had already been sold by the original developer, ██████████, leaving only a small percentage of this area potentially available to ██████████ for further development. ██████████ was not entitled to expect any rights whatever for consideration of further development opportunities for any of the land outside the original Area A.

I am not in a position to comment on the longer-term viability of such a golf course, nor whether ██████████ might be of the opinion that it might be easier to make money by subdividing the land rather than exploring other avenues for profitable operation of the golf course, but he is not the first to express such concerns. Both ██████████ and later his daughter ██████████ expressed similar concerns. Both of the ██████████ to my knowledge had not had any previous experience of running golf courses. I don't wish to sound like a "know it all", but I would certainly have explored this aspect of the business in considerable detail prior to making a commitment, and can only assume that if ██████████ had not done likewise, he may have made unwarranted assumptions about the subdivision potential of the site as his backstop. He is on record as making comments to the ER & D Committee of The Parliament of SA about his early intentions in this matter, which I am unable to fully reconcile with my memories of prior conversations with him. While I don't bear him any ill-will, whether or not he has adequately done his homework should not be a consideration

overriding the principle that he should be neither advantaged or disadvantaged by the transfer from the old to the new planning system.

Still under the old system, ██████████ family made several promises to potential and actual purchasers of properties in the golf course estate. One of these promises was that a couple of tennis courts would be built near the club house and made available to the community for general use. Many years later, this still had not happened.

██████████ also used advertising (See Appendix) back when the newly created blocks were on the market in 1999, which stated the following:

*Fleurieu Golf Course* **Final release of blocks!** Secure your allotment now – they aren't making any more!

It is too late to care about the veracity of ██████████ claims in this regard at the time. He is now deceased. It is worth noting, however, that on the strength of those claims there are now close to 150 separate owners of residential real estate with an ongoing interest, as well as property valuation, linked to the character and amenity of the area. A well maintained and visually attractive golf course is clearly a fundamental element supporting such values.

Luckily for those residents, we don't simply have to rely on the demonstrably somewhat fallible word of ██████████. Both the character of the area, and the preservation of views from both Arthur Road and the Victor Harbor Road were considered to be sufficiently important to be enshrined in the character requirements for the original Golf Course Development (Mount Compass) as follows:

### **The Alexandrina Development Plan Stated:**

“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 (all that land identified as outside part “A”) 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 (sic) and Victor Harbor Road as well as assisting the creation of a separation buffer from the mining operations within the adjacent zone. “

The verbatim reference to “Arthur Street “in the Development Plan character statement above, in fact refers to Arthur Road. These conditions were binding on the original development within the policy area, and the current owners of residential properties within that area are entitled to expect that such conditions will be transferred in their entirety from the old planning system to the new planning system, for exactly the same reasons I have already attributed, I trust accurately, to Minister Basham. The transfer from the old system to the new system should neither take away

existing rights, nor confer any expectation of a financial or other benefit. This should apply not only for [REDACTED] but for all stakeholders in the process, including the owners of other properties within the policy area.

## **Golf Course Viability**

There is no doubt that costs associated with running the golf course are considerable. In the early days [REDACTED] raised development funds through selling off subdivided blocks, but they are gone now. In 2009, when I was the local ward Councillor, [REDACTED] stirred up a good deal of community unrest (also see Appendix) by submitting plans for creating a further 17 allotments around the corner of Arthur Road and George Francis Drive.

Yes, they were still within Part A, but they directly contradicted 2 promises in his advertising quoted above, and would, if realised, have materially downgraded the value and outlook of some very fine homes constructed on lots 100 through 108. The proposal to create these blocks was also significantly at variance with the Character Statement for the Golf Course Development (Mount Compass) previously mentioned, and thus grounds for refusal.

[REDACTED] contention in doing this was that golf courses were in financial difficulties all over the country and he needed to raise more funds to prop up his Mount Compass course. Whether or not [REDACTED] Fleurieu Golf Course could have been better managed, or better promoted, according to the Australian Golf Digest's biennial Top 100 Courses ranking, the Mount Compass Course, designed and constructed by Neil Crafter, rated 96<sup>th</sup> out of the top 100 golf courses in Australia. Development of the 17 proposed allotments, not just in my estimation would have seriously downgraded both the second and third legs of this course and therefore the course as a whole, moving it quite a bit further down the list and quite possibly in the long term detracting from its reputation as a serious golf course, potentially downgrading its ability to attract fee paying members and customers.

It was about this time that [REDACTED], who was getting quite advanced in years, handed over the reins to his daughter [REDACTED], who has also since died. [REDACTED] was faced with the same problems, but was reluctant to proceed with the 17 allotments for several reasons, including that already stated above. Creation of the allotments would also necessitate the relocation of a significant length of sewer main, an expensive project which would take more of the gloss off the re-subdivision.

Additionally not only would housing on these blocks detract from the visual amenity of lots 100 to 108 along the northern side of Arthur Road, but be to the detriment of the very attractive view of the course from the road at this location, an important characteristic of the policy area specified by the Development Plan, which is undoubtedly a value-adding marketing plus for the course. Rosemary instead pursued and was successful in creating half a dozen blocks around the corner from the club-house car park on George Francis Drive, breaking an earlier promise from Alan to provide two tennis courts for the community at this location. Several of these blocks, although shown as part of the originally proposed recreation zone have since had dwellings constructed upon them.

At the time [REDACTED] purchased the golf course it was clear that he expected that he might be able to recoup some costs by going ahead with the completion of the 17 allotments, despite, as noted above, such a development being at variance with elements of the character statement. One alternative seemed possible, consistent with the existing zoning of the land, which was to extend

George Francis Drive at its western end a short distance further to the west to permit the creation of a limited number of blocks, reasonably aligned with the original plan. After speaking with the council planners about this, it became my understanding that such a limited development would be supported, but not in addition to the 17 already conditionally approved allotments. Instead it would potentially be considered for approval in exchange for not proceeding with the 17 allotments. It is noted that the 17 blocks have not completely disappeared from contention, but have been replaced for the present by two separate small parcels of land in the same general area within the recreation zone which are presumably intended to make it easier to reinstate the 17 or a similar number of housing blocks in this area at a later date. In my estimation such a reinstatement would, apart from being a breach of the original plan, be most short-sighted.

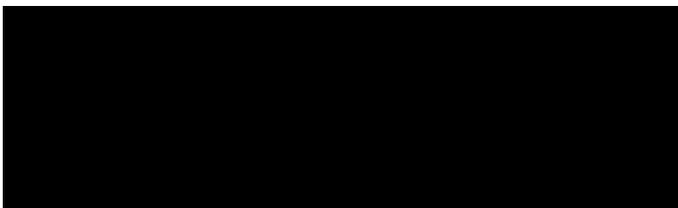
## **In Conclusion**

There has never been an existing right to subdivide the Golf Course Development outside the strictly limited Area A on Concept Plan Map Alex/13. Therefore no such right can be transferred under the change from a Local Government to State Government planning regime. Land within Area A that was not already divided into residential allotments was left thus for good reason.

New allotments around the Arthur Road/George Francis Drive corner should never be pursued. As a once-only alternative, the creation of perhaps 40 new allotments extending the western end of George Francis Drive, although outside Area A, would not be unreasonable if water supply from the existing unconfined aquifer and an extension of the sewer system can accommodate them.

Environmental Concerns have not been discussed in regard to the proposed amendment to the Planning & Design Code, but are nevertheless a vital attribute of the Golf Course Development land use, inextricably linked to the conservation needs and values of the Tookayerta/Nangkita Creek System, and must remain so.

If at any time in the future the Golf Course should cease for whatever reason to be operable, that should not be a valid reason for subdividing even part of the area for residential development. The area should not under any circumstances be rezoned for any purpose other than Water Protection or its environmental equivalent.



Grant Gartrell



Mount Compass SA 5210

10 September 2021

## **Mount Compass Golf Course Estate Code Amendment**

### **Appendix**

#### **Supporting Documents relevant to Submission**

P1. Fleurieu Golf Course Advertisement

P2. FGC Brochure Page 1

P3. FGC Brochure Page 2

P4. FGC Block Price List page 1

P5. FGC Block Price List page 2

P6. FGC Block Price List page 3

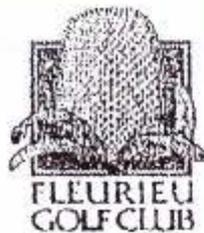
P7. FGC Block Price List page 4

P8. R. Kelly letter to Gartrell dated 22 June 2009

P9. Urgent Notice to Residents of Mount Compass Golf Course Estate

P10. Letter from Michael Pengilly MP to Ross Kelly re Urgent Notice

*Fleurieu  
Golf  
Course*



**Final release  
of blocks!**

Secure your allotment now  
- they aren't making any more!

\*Elevated cul-de-sac locations  
overlooking the course and  
surrounding countryside

\*All services available including sewer

Phone Alan Bennetts [REDACTED]





# FLEURIEU GOLF COURSE & RESIDENTIAL DEVELOPMENT

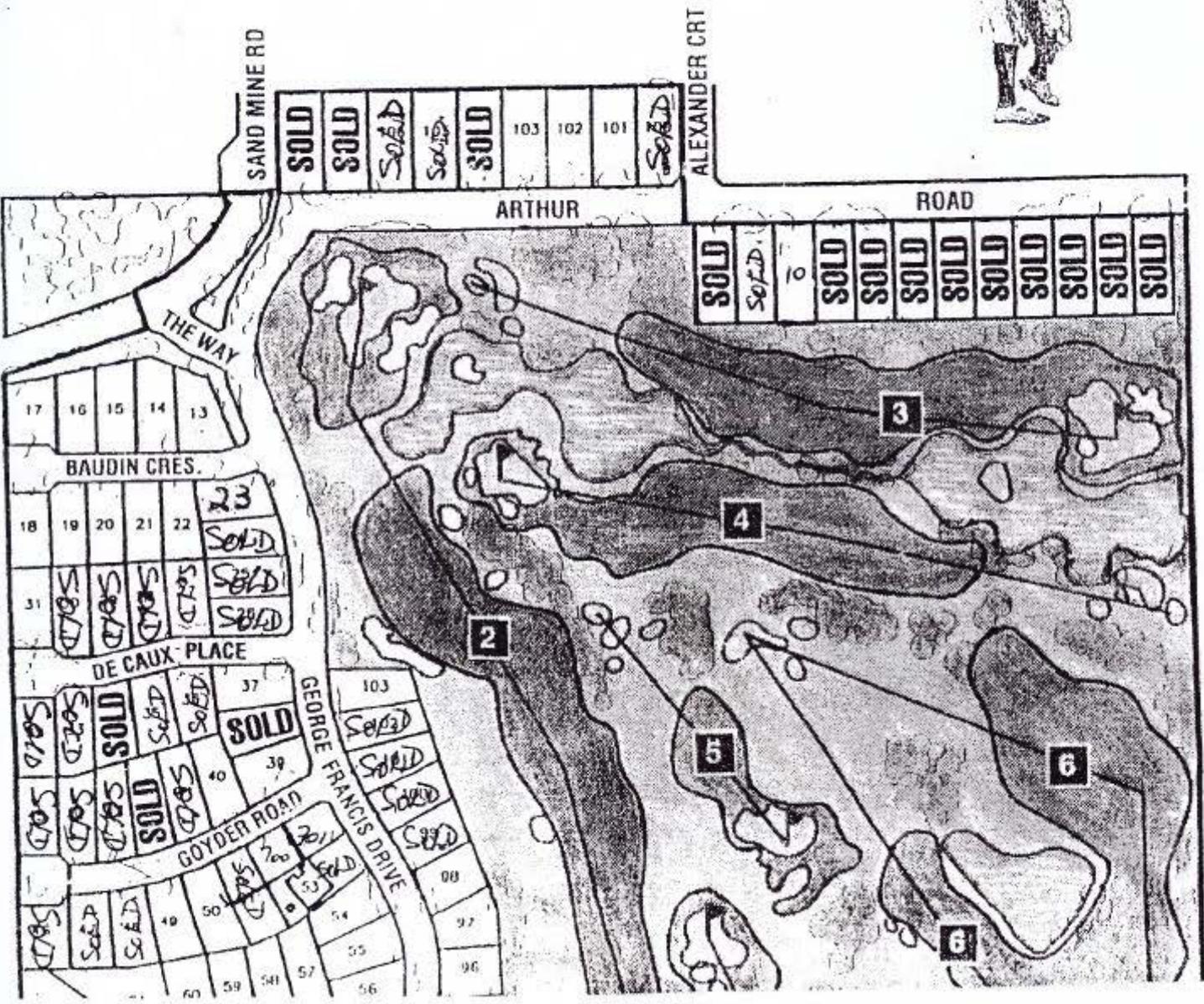
ARTHUR ROAD, MOUNT COMPASS  
 TELEPHONE [REDACTED]

*An outstanding opportunity awaits you!*

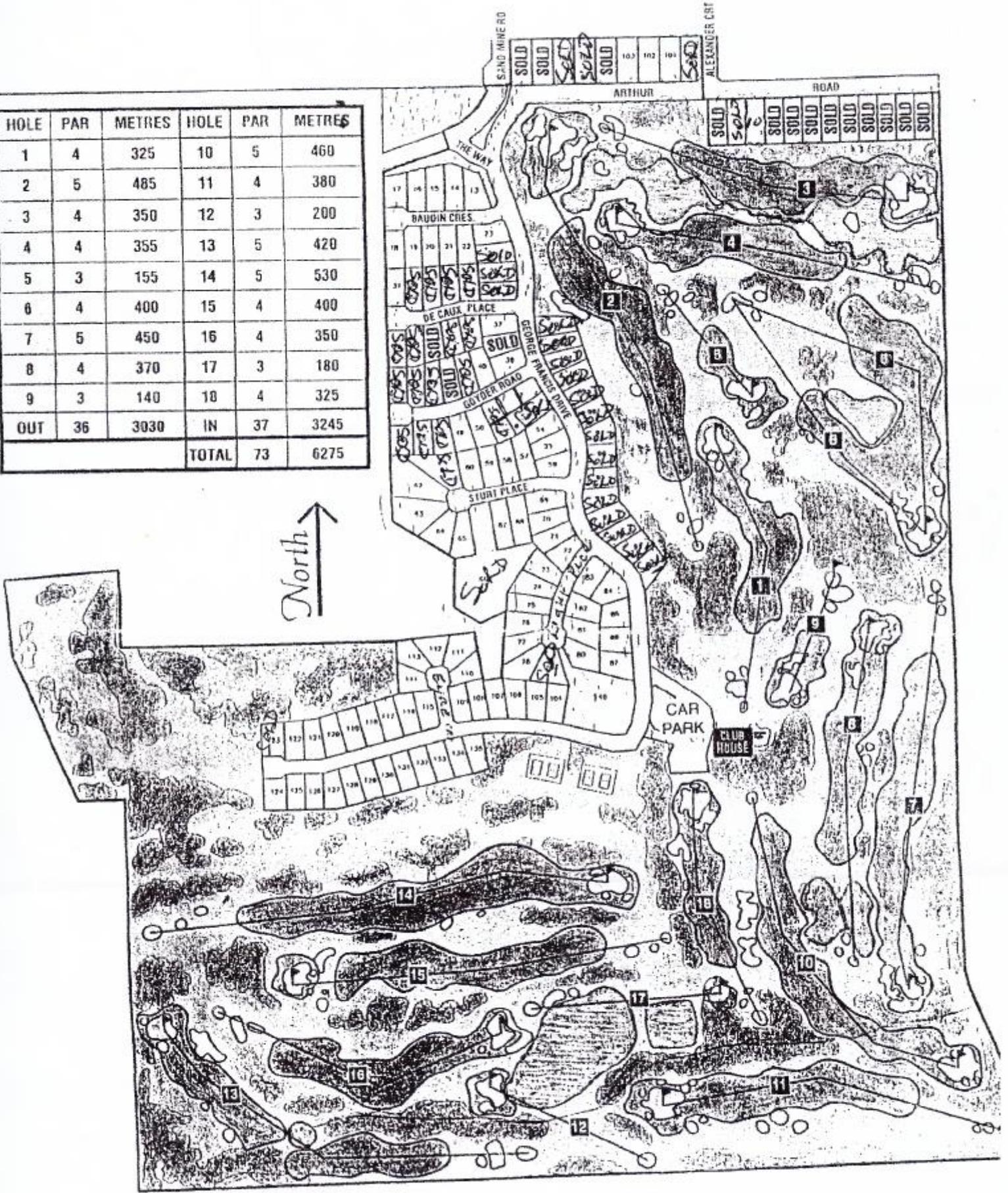
Superbly positioned, full serviced allotments now on sale. Set adjacent to the international standard, 18 hole Fleurieu Golf Course, these allotments are expected to sell quickly, so don't miss out on our favoured position!

## ALLOTMENTS NOW AVAILABLE FOR PURCHASE-

- All Fully Serviced Including Sewerage
- 800 m<sup>2</sup> Plus Allotments
- Enjoy the Peace and Tranquility of Country Lifestyle
- Easy Commuting to the City



| HOLE | PAR | METRES | HOLE  | PAR | METRES |
|------|-----|--------|-------|-----|--------|
| 1    | 4   | 325    | 10    | 5   | 460    |
| 2    | 5   | 485    | 11    | 4   | 380    |
| 3    | 4   | 350    | 12    | 3   | 200    |
| 4    | 4   | 355    | 13    | 5   | 420    |
| 5    | 3   | 155    | 14    | 5   | 530    |
| 6    | 4   | 400    | 15    | 4   | 400    |
| 7    | 5   | 450    | 16    | 4   | 350    |
| 8    | 4   | 370    | 17    | 3   | 180    |
| 9    | 3   | 140    | 18    | 4   | 325    |
| OUT  | 36  | 3030   | IN    | 37  | 3245   |
|      |     |        | TOTAL | 73  | 6275   |



Fleurie Golf Course Recommended Blocks Price List as at 20/09/99

| Lot                               | Area M2 | Price   |
|-----------------------------------|---------|---------|
| <b>Arthur Road</b>                |         |         |
| 10                                | 1000    | 39,500  |
| 101                               | 1135    | 27,500  |
| 102                               | 1135    | 27,500  |
| 103                               | 1135    | 27,500  |
| <b>George Francis Drive</b>       |         |         |
| 23                                | 808     | 39,500  |
| 37                                | 866     | 39,500  |
| 39                                | 868     | 39,500  |
| <b>Decaux Place</b>               |         |         |
| 31                                | 851     | 19,500  |
| <b>Goyder Road</b>                |         |         |
| 40                                | 808     | 25,000  |
| 49                                | 883     | 25,000  |
| 50                                | 943     | 25,000  |
| <b>Goyder Rd - House and Land</b> |         |         |
| 700 3 Bedroom with Ensuite        | 523     | 145,000 |
| 701 3 Bedroom with Ensuite        | 500     | 129,500 |
| 702 3 Bedroom with Ensuite        | 447     | 129,500 |

For more information you can contact Alan Bennetts

Phone [REDACTED]

Fleurieu Golf Course Recommended Blocks Price List as at 20/09/99

| Lot                         | Area M2 | Price  |
|-----------------------------|---------|--------|
| <b>George Francis Drive</b> |         |        |
| 54                          | 883     | 37,900 |
| 55                          | 918     | 37,900 |
| 56                          | 900     | 42,500 |
| 69                          | 934     | 39,000 |
| 70                          | 828     | 39,000 |
| 71                          | 870     | 39,000 |
| 72                          | 802     | 39,000 |
| 83                          | 979     | 50,000 |
| 84                          | 955     | 50,000 |
| 85                          | 922     | 50,000 |
| 86                          | 966     | 50,000 |
| 87                          | 973     | 50,000 |
| 104                         | 858     | 50,000 |
| 105                         | 890     | 50,000 |
| 106                         | 935     | 50,000 |
| 107                         | 861     | 50,000 |
| 108                         | 800     | 50,000 |
| 109                         | 801     | 50,000 |
| <b>Lots 110-114</b>         |         |        |
| 110                         | 810     | 50,000 |
| 111                         | 1025    | 50,000 |
| 112                         | 849     | 50,000 |
| 113                         | 842     | 50,000 |
| 114                         | 851     | 50,000 |
| <b>George Francis Drive</b> |         |        |
| 116                         | 938     | 50,000 |
| 117                         | 949     | 50,000 |
| 118                         | 946     | 50,000 |
| 119                         | 987     | 50,000 |
| 120                         | 967     | 50,000 |
| 121                         | 912     | 50,000 |
| 122                         | 875     | 50,000 |
| 124                         | 887     | 50,000 |
| 125                         | 800     | 50,000 |
| 126                         | 800     | 50,000 |

For more information you can contact Alan Bennetts

Phone XXXXXXXXXX

Fleurieu Golf Course Recommended Blocks Price List as at 20/09/99

| Lot                         | Area M2 | Price  |
|-----------------------------|---------|--------|
| <b>George Francis Drive</b> |         |        |
| 127                         | 894     | 50,000 |
| 128                         | 850     | 50,000 |
| 129                         | 856     | 50,000 |
| 130                         | 862     | 50,000 |
| 131                         | 867     | 50,000 |
| 132                         | 872     | 54,000 |
| 133                         | 878     | 54,000 |
| 134                         | 868     | 54,000 |
| 135                         | 843     | 54,000 |
| <b>Baudin Cres</b>          |         |        |
| 13                          | 968     | 39,000 |
| 14                          | 1000    | 35,000 |
| 15                          | 953     | 35,000 |
| 16                          | 876     | 34,000 |
| 17                          | 873     | 27,500 |
| 18                          | 800     | 27,500 |
| 19                          | 801     | 27,500 |
| 20                          | 802     | 29,000 |
| 21                          | 801     | 29,000 |
| 22                          | 800     | 31,000 |
| <b>Sturt Place</b>          |         |        |
| 57                          | 974     | 34,000 |
| 58                          | 879     | 34,000 |
| 59                          | 906     | 34,000 |
| 60                          | 1045    | 35,000 |
| 62                          | 2043    | 56,000 |
| 63                          | 1720    | 56,000 |
| 64                          | 1059    | 49,500 |
| 65                          | 985     | 43,000 |
| 67                          | 1007    | 36,000 |
| 68                          | 1068    | 36,000 |
| <b>Ught Place</b>           |         |        |
| 73                          | 865     | 39,000 |
| 74                          | 960     | 39,000 |
| 75                          | 916     | 39,000 |
| 76                          | 1047    | 39,000 |
| 77                          | 957     | 39,000 |
| 78                          | 1046    | 39,000 |
| 80                          | 986     | 38,000 |
| 81                          | 1024    | 45,000 |
| 82                          | 929     | 45,000 |

For more information you can contact Alan Bennetts

Phone XXXXXXXXXX

20099133

455/D016/09

A22014  
A 22015

RECEIVED

24 JUN 2009

Alexandrina Council  
Central Records Office



22<sup>nd</sup> June, 2009

Cr Grant Gartrell  
Alexandrina Council  
PO Box 21  
GOOLWA SA 5214

Dear Grant Gartrell,

We the residents of Mount Compass Golf Course Estate Adrian and Adrienne Earl, Barry and Dawn Jessen and Ross and Carolyn Kelly, all of Arthur Road would like to bring to your attention Mr. Bennetts the owner of the Mount Compass golf course, has applied to the Alexandrina Council to develop 17 new house blocks on the golf course along Arthur Road and George Francis Drive.

We are very concerned regarding the proposed development.

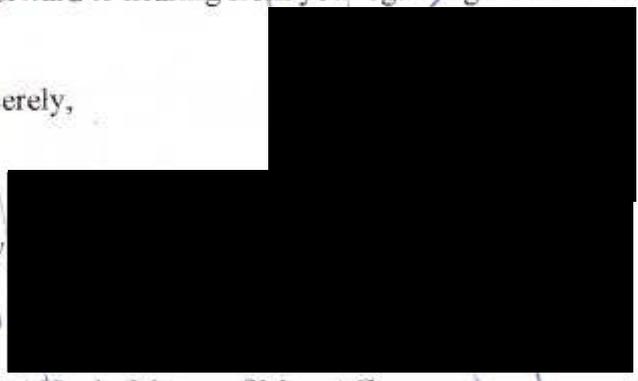
Attached please find the "Urgent Notice" which will be delivered to all residents of Mount Compass and the Golf Course Estate bringing this proposal to their attention and for the residents to register their concern.

Our spokespersons are Adrian and Adrienne Earl mobile phone: 

We look forward to hearing from you regarding this concern.

Yours sincerely,

Ross Kelly  
Enc.



Cc: Kym McHugh (Mayor of Mount Compass)  
The Honorable Robert Brokenshire MLC  
Mr Michael Pengilly (Elected member for Finnis)  
*The Honorable Isobel Redmond*

# Residents of the Mount Compass Golf Course Estate

## URGENT NOTICE

It has come to our attention that Mr. Bennetts, the owner of the golf course has applied to the Alexandrina Council to develop 17 new house blocks on the golf course along Arthur Road and George Francis Drive.

We believe this plan requires the removal of the large stand of pine trees, a nesting and resting place during the summer of grey Galahs and black Cockatoos. The redesign of the north western end of the golf course including the relocation of the second green and part of the third fairway and tee. This plan may also include the removal of the lakes, a haven for water birds in the summer months.

As residents of the estate we are sure one of the deciding factors in purchasing your land/house was on the assurance that we would always retain un-interrupted views over the lakes and the golf course and were required to pay a premium on our properties for this.

If this development goes ahead it will lower the value on all homes in our area and impact on the rural living ambience we currently enjoy.

We must all now voice our concern over this development as we feel it is not in any of our interests as residents and rate payers. If successful this could very well be followed by further residential buildings on other areas of the golf course creating high density living and a negative impact on the environment.

If you would like to acknowledge concern regarding this proposed development you may wish to register on the Register of Concern petition or contact the following persons who represent us in our electorates.

Our elected member of council  
Cr Grant Gartrell

[REDACTED]

or

Cr Grant Gartrell  
Alexandrina Council  
PO Box 21, Goolwa 5214

[REDACTED]

Our elected member for Finnis (State)

Mr Michael Pengilly

Finnis Electoral Office, Shop ½ Sturt St, Victor Harbor 5211

Phone [REDACTED] email [Finniss@parliament.sa.gov.au](mailto:Finniss@parliament.sa.gov.au)

To register your interest you may contact:

Adrian [REDACTED] Barry [REDACTED] Ross or Carolyn [REDACTED]

Finniss Electorate Office  
71 Victoria Street  
VICTOR HARBOR SA 5211



Telephone: [REDACTED]

Fax: [REDACTED]

Email: [finniss@parliament.sa.gov.au](mailto:finniss@parliament.sa.gov.au)

Grant,  
Copy of letter  
received from  
Michael Pengilly.  
Thank you,  
Carolyn

27 June 2009

Mr Ross Kelly  
[REDACTED]

McLAREN VALE SA 5171

Dear Mr Kelly,

Thank you for your letter of 22<sup>nd</sup> June 2009 with the enclosed Urgent Notice to the Residents of the Mount Compass Golf Course Estate expressing concern about the application lodged by Mr Bennetts to develop 17 new building blocks on the golf course along Arthur Road and George Francis Drive.

I have written to Mr John Coombe, Chief Executive Officer of the Alexandrina Council requesting him to take the concerns into serious consideration when deliberating the application.

When I have any response I shall again contact you.

Yours sincerely

[REDACTED]

Michael Pengilly MP  
Member for Finniss  
Parliamentary Secretary to the Leader:  
Shadow Minister for Veterans  
Shadow Minister for Southern Suburbs

# Harding & Taylor

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course  
**Date:** Monday, 11 October 2021 9:00:16 PM  
**Attachments:** [image0.jpeg](#)  
[image1.jpeg](#)

---

## **Subject: Re rezoning of Mount Compass Golf Course**

To whom it may concern.

Good evening, please accept and acknowledge by receipt, our submission for the rezoning of the Mount Compass Golf Course , Thank you

We do NOT support the rezoning of Mt Compass Golf Course to Golf course Estate.

For the following reasons:

- 1/- not enough town water to support the housing as is , too many problems already.  
Definitely would not support any more infrastructure and the fact that the CFS takes from the supply when needed for bushfires, so we need every drop.
- 2/- Many of the properties on George Francis Dr that back onto the golf course are high above the course with sloping or tiered back yards. Meaning if allowed to be built on ever in ANY way, our privacy would be lost and we would be looking down into many yards.
- 3/- The golf course is a water catchment area and is under water in many spots during winter.
- 4/- Any building development on this course would displace many species of Flora and Fauna.
- 5/- we don't want a Mount Barker here.
- 6/- The state of Sandmine road , one of two main entrances to Mount Compass Residential area , is always in a terrible state with holes being patched up every couple of months. SO more traffic would have to mean a major upgrade of the road. Arthur road passes a school at the end, before trying to negotiate getting onto Victor Harbour Road.  
Not conducive for heavy traffic.

7/- 

8/-



9/- these views were included in the price we paid for our properties.  
I personally emailed Robusto Investments and asked BEFORE I bought (2016) if they had any development plans for the course and the answer that came back was, not at this stage. The ONLY reason I bought here was for the view and peacefulness.

10/- and as Council made an "error" with [REDACTED] in NOT CHASING UP THE TITLES he was supposed to surrender to council for the 16 allotments on the bend of Arthur Rd and George Francis Dr. if he got permission to build at the end of George Francis Drive, which he did and has done, and now [REDACTED] is advertising allotments supposed to have now been councils,  
Then what's to Stop Council in making "another" error if the course is changed to Estate.  
DO NOT TRUST the council not to stuff up again. As everyone knows how much \$\$\$ the Alexandria Council can make on housing developments.  
How about we stop the GREED right now !!

Mount Compass is a true blue community ,  
Where first name basis is applied at the local IGA, its quiet, peaceful and a tranquil place to live and when someone needs help, the community chips in.

Please don't allow another filthy concrete soulless development to rape this beautiful land , by soulless developers who's only motivation is greed and money.  
It's like throwing rubbish into yr neighbours yard, no care or thought for the people who live there.  
OR the ANIMALS !

Look how that is ruining the world already !

Not everyone wants to live in concrete jungles.

We moved away from conveniences to breath . PLEASE  
DONT RUIN yet another quaint country suburb.

Please Keep The Golf Course Recreational forever or National park.

**Thank You**

Yours Sincerely and passionately

Russell Harding  
And Maryanne Taylor  
[REDACTED]  
MOUNT COMPASS

Sent from my iPhone

# Harrison Ferguson

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate Zoning Plan Submmision  
**Date:** Thursday, 21 October 2021 2:02:29 PM  
**Attachments:** [Mount Compass Golf Course Estate submission.docx](#)

---

Dear receiver,

I have attached a word document containing my views on the zoning and rezoning of the Mount Compass Golf Course Estate. Please peruse at your own leisure.

Kind Regards,

Harrison Ferguson

## Mount Compass Golf Course Estate

As a resident since 2002, building a house on George Francis Drive with views over the golf course and across the country side, my family and I have since developed our family from two to four children, raising them in a country environment. A lifestyle our family has enjoyed with many locals. We strongly oppose the proposed development, below is just a few of the many reasons.

- The potential overriding or removal of the current encumbrance, allowing free rein on any future houses being built and minimum block size. This will not only change the character of this country town, but it's lifestyle and views.

- Total disregard to local council and government planning regulations, including local environmental and heritage listings of wetlands.

Infrastructure is already at a minimum for locals beyond the town without any consideration being given for an increased population – potentially more than double current. Below we will highlight some of these concerns.

- Water supply for the estate, which is separate to SA Water, is already stretched and not always reliable – also owned and operated by the same developer.

- Emergency services as to be expected for a country town are limited. Police or SA ambulance are at least a half hour away on a quiet day, unless you get lucky and have one patrolling nearby.

- Local CFS, manned by volunteers, will be potentially overloaded with increased demand.

- Local school will struggle to cope with increased population increasing buses and children on main road. There is also no local childcare centre, a small kindergarten.

- Victor Harbor road is inadequate and long overdue for an upgrade, increased daily local traffic will only create more delays, accidents. For those who do not work locally in the Fleurieu, this road is their main thorough fair to and from the region.

- Local roads in the estate are narrow with limited footpaths, locals are forced to walk on the roads already risking their lives with speeding traffic (non locals). Children often play in their front yards often moving into the streets due to lack of recreational activities, including tennis courts which were planned but never built. If more recreational space is taken away, how will this affect the mental health of children.

- Local shops and facilities are designed for current population and tourists, with minimal car parking already, especially on main rd.

- Increased noise and traffic from construction if development is allowed.

There are many more reasons to oppose this proposed development, above are only a few.

Put simply residents lifestyle, wellbeing and mental health is at threat due to the greed of a developer and government.

Yours Sincerely

Harrison Ferguson and family

# Hayley Yeomans

From: [REDACTED]  
Subject: [DIT:PlanSA Submissions](#)  
Date: Mount Compass Gold Course Estate Code Amendment  
Friday, 22 October 2021 4:04:10 PM

---

22/10/2021

Hayley Yeomans

[REDACTED]  
Mount Compass 5210

South Australia

To the Chief Executive of the Attorney-General's Department

I strongly oppose the proposed Mount Compass Golf Course Estate Code Amendment to rezone the area to Golf Course Estate zoning. I believe there are compelling reasons why the current zoning should remain as Recreation Zone for *all* of the current Golf Course Land and as Neighbourhood Zone for the current Residential Area.

I have lived in this area for almost 5 years. I moved to Mount Compass to enjoy the space, quiet, local community cooperation, sound of birds and the wildlife in the area. I live on the boundary of the golf course and am familiar with the natural scenery and open space it entails.

I believe given the chance the current owner may jeopardise the existing positive attributes and inherent appeal of the Golf Course in order to subdivide purely for further investment opportunity and financial gain. This could be a detriment to the cohesion and functionality of the town as a whole.

## **Tourist Attraction**

I'm very passionate about this subject and strongly believe that the Golf Course should remain in its current state. The Golf Course is our main tourist attraction to Mount Compass. This brings people from all over Adelaide to play at one of the best and most popular Golf Courses in the region. Whilst visiting, many would then also enjoy a coffee, snack, lunch or dinner in one of our locally owned cafes or restaurants.

## **Road Infrastructure**

Currently our road infrastructure is not sufficient to accommodate further development and further road traffic. Our roads on/ off Victor Harbor Road are not built for high traffic flow and could become a safety issue.

### **Water**

Our water is supplied by Compass Springs and we already have ongoing pressure issues and recurrent supply interruptions. Therefore, there is significant concern about potential negative impact any further development could have on the aquifer and ecosystem, plus the uncertainty and cost of related issues for all involved.

### **Waste water**

Council provides a wastewater service to Mount Compass and there is concern about the ability of this system to support any significant additional development (including no additional secured long term disposal area). Further concerns regarding the wastewater system include the potential impacts on existing easements, separation distances and / or buffer zones to the CWMS. [1]

-

### **Stress**

This issue has caused a lot of stress within the community. Many people were sold their land with 'Golf Course Views' expressly mentioned as a drawcard and moved here for a lifestyle change. I know many of my neighbours have been heavily affected by the stress of this proposal.

### **Council also opposes this change**

[https://www.alexandrina.sa.gov.au/\\_\\_data/assets/pdf\\_file/0020/1047323/Council-Agenda-18-October-2021.pdf](https://www.alexandrina.sa.gov.au/__data/assets/pdf_file/0020/1047323/Council-Agenda-18-October-2021.pdf)

### **Environmental considerations**

Mount Compass and surrounding area is rich in wildlife, birdlife and plant species. Specifically, the Golf Course Land is part of the remaining and endangered Fleurieu Swamp Area, reportedly providing a fragile habitat for a vast number of native (some rare) plant species plus endangered animal and bird species. Just one example is the presence of Yellow Tailed Black Cockatoos, admired by many.

Further relating to above, additional density and development and added pressure on the aquifer and increased demand for water flow would appear to have significant potential for heightened disruption to the delicate balance of the swamp ecosystem.

### **Conclusion**

I strongly oppose any change to the current zoning for the reasons detailed briefly above.

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[\[1\]https://www.alexandrina.sa.gov.au/\\_\\_data/assets/pdf\\_file/0020/1047323/Council-Agenda-18-October-2021.pdf](https://www.alexandrina.sa.gov.au/__data/assets/pdf_file/0020/1047323/Council-Agenda-18-October-2021.pdf)

Regards,

Hayley Yeomans

# Iain Grindle

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Thursday, 7 October 2021 8:57:20 AM  
**Attachments:** [Iain Grindle Submission.pdf](#)

---

Hello,

This is my submission for the Mount Compass Golf Course Code Amendment.

4/10/2021

Reference: Mount Compass Golf Course Code Amendment.

Currently the zoning of the Mount Compass Golf Course is "Recreational" and the older surrounding home development "Neighbourhood". Before the new legislation came into effect, the Mount Compass Golf Course estate was zoned Residential for the housing and the golf course Recreational with a Plan Overlay. Any residential development on the golf course was deemed to be "non-complying".

The 16 residential blocks on the corner of Arthur Rd. and George Francis Drive, 7 west of the Club House and the 40 at the end of George Francis Drive are in the Recreational zone, as some were built on the planned tennis courts, playground and other recreational land but are deemed to be a "Non-Complying Residential Development", the afore mentioned is the subject of an ongoing legal action that has already been before the courts. The 40 at the end of George Francis Drive were recommended refusal by council staff but were approved by State Government SCAP.

With the "Recreational" zoning of the golf course [REDACTED] cannot build any houses on the golf course, he can only do developments associated with the golf course, "Recreational", which would generally benefit the community and he can still make a profit.

If the zoning of the golf course is changed to Neighbourhood or Golf Course Estate, then potentially we could have 2 story, 9-metre-high houses on 400 m2 allotments in front of existing houses between what would be left of the golf course, like the inappropriate development at Mount Barker and Seaford etc. both of which [REDACTED] was involved in.

All of Mount Compass house values could potentially decrease with the addition of more houses built on the golf course. There is "deferred Urban" land to the east and other pockets of suitable land within the township for development as required for the future increase in population.

The current infrastructure is inadequate and as the existing golf course estate and township obtain their water from the same underground source, it has been suggested, we all would run out of water and have increased interruptions to supply, as we did during the last major bush fire, (reference Mount Compass CFS), and ongoing issues with Compass Springs (a [REDACTED] company).

Damage to state and council roads due to increased vehicular traffic, potentially another 1000 vehicle movements per day on the Victor Harbor Road equates to more road damage, (potholes).

Our clean and ecologically diverse environment will suffer. The wetlands to the east of the golf course are fed from natural springs situated on and around the golf course and are Federally protected. The area to the east and south of the golf course is of indigenes cultural significance, being the convergence of the Kaurna, Peramangk and Ngarrindjeri lands.

If a shopping precinct is built on the golf course land, as [REDACTED] has stated in previous documents, with the potential of retailers such as Woolworths, OTR, McDonalds etc., then existing small local business will suffer, and land values could decrease.

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf course estate and golf course, that stipulates the minimum allotments sizes will be 800 m2 and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and golf course owner to golf course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to be built on the golf course that intrudes on existing properties amenities and will be subject to legal argument if any rezoning occurs. [REDACTED] has used these encumbrances to stop development that he does not want. We suggest you investigate the validity of the encumbrances.

It should be noted that [REDACTED] is already advertising "House and Land" packages for sale on the Golf course, on roads that don't yet exist, in anticipation of a zoning change. He is yet to finish his previous development at the end of George Francis Drive, and it has been suggested that the power will not be connected to the development until the conclusion of the court case between [REDACTED] [REDACTED] SAPN and NEO, (the business involved in the construction) .

Since [REDACTED] has taken ownership of the Golf course and the community's water supply, he has caused stress, angst, and there are increased concerns in the community regarding mental health, divided the community with documented lies and threatened legal action when he "doesn't get his way". He has no empathy for the community, he has proven that he is not a fit and proper person to do residential development (reference ICAC investigation Mount Barker) or hold a private water supply licence in South Australia, (reference ESCOSA and Water Ombudsman).

Our family have lived in the Golf Course estate for only 20 years, we built our own house, have been involved in the community and our children went to the local school. We also operate a local business. We are not against appropriate development, done with sensitivity and community consultation but [REDACTED] cannot be trusted to do "the right thing". His proposed rezoning and subsequent inappropriate development could potentially increase our business, but it is wrong on so many levels.

Therefore, we and the rest of the community need to keep the zoning of the Mount Compass Golf course as it is, "Recreational". We the undersigned are against the rezoning of the Mount Compass Golf Course and the change in building height restrictions.

Are we going to keep allowing residential development of green recreational space, to make profit for a few, until there is nothing left?

If you require copies of the Encumbrances, original concept designs, development plans or any other information, please contact me at your convenience.

Yours respectfully

Iain Grindle

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4/10/2021

Reference: Mount Compass Golf Course Code Amendment.

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The current infrastructure is inadequate and as the existing golf course estate and township obtain their water from the same underground source, it has been suggested, we all would run out of water and have increased interruptions to supply, as we did during the last major bush fire, (reference Mount Compass CFS), and ongoing issues with Compass Springs (a [REDACTED] company).

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If a shopping precinct is built on the golf course land, as [REDACTED] has stated in previous documents, with the potential of retailers such as Woolworths, OTR, McDonalds etc., then existing small local business will suffer, and land values could decrease.

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf course estate and golf course, that stipulates the minimum allotments sizes will be 800 m2 and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and golf course owner to golf course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to be built on the golf course that intrudes on existing properties amenities and will be subject to legal argument if any rezoning occurs. [REDACTED] has used these encumbrances to stop development that he does not want. We suggest you investigate the validity of the encumbrances.

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Since [REDACTED] has taken ownership of the Golf course and the community's water supply, he has caused stress, angst, and there are increased concerns in the community regarding mental health, divided the community with documented lies and threatened legal action when he "doesn't get his way". He has no empathy for the community, he has proven that he is not a fit and proper person to do residential development (reference ICAC investigation Mount Barker) or hold a private water supply licence in South Australia, (reference ESCOSA and Water Ombudsman).

Our family have lived in the Golf Course estate for only 20 years, we built our own house, have been involved in the community and our children went to the local school. We also operate a local business. We are not against appropriate development, done with sensitivity and community consultation but [REDACTED] cannot be trusted to do "the right thing". His proposed rezoning and subsequent inappropriate development could potentially increase our business, but it is wrong on so many levels.

Therefore, we and the rest of the community need to keep the zoning of the Mount Compass Golf course as it is, "Recreational". We the undersigned are against the rezoning of the Mount Compass Golf Course and the change in building height restrictions.

Are we going to keep allowing residential development of green recreational space, to make profit for a few, until there is nothing left?

If you require copies of the Encumbrances, original concept designs, development plans or any other information, please contact me at your convenience.

Yours respectfully

Iain Grindle

[REDACTED]

[REDACTED] Mount Compass SA, 5210

[REDACTED]

[REDACTED]

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 7 October 2021 9:00:01 AM  
**Attachments:** [Iain\\_Grindle\\_Submission.pdf](#)

---

PlanSA,

### **Submission Details**

**Amendment:** Mount Compass Golf Course Estate Code Amendment  
**Customer type:** Member of the public  
**Given name:** iain  
**Family name:** Grindle  
**Organisation:**  
**Email address:** [REDACTED]  
**Phone number:** [REDACTED]  
**Comments:** Thank you for taking the time.  
**Attachment:** Iain\_Grindle\_Submission.pdf, type application/pdf, 12.7 KB  
**Attachment 2:** No file uploaded  
**Attachment 3:** No file uploaded  
**Attachment 4:** No file uploaded  
**Attachment 5:** No file uploaded  
sent to proponent email: plansasubmissions@sa.gov.au

# Ian Hendy

**From:** [AGD:Plan SA](#)  
**To:** [REDACTED]  
**Subject:** FW: Mount Compass Golf Course Code Amendment.  
**Date:** Thursday, 30 September 2021 2:56:31 PM

---

## OFFICIAL

Hi Jeffery,

Please see email below from a community member commenting on Mount Compass Golf Course Code Amendment.

I've raised a ticket (JIRA Ref# SD-28924) and assigned it to you.

Can you please help them with this?

Kind Regards,

**Abhishek** | Plan SA Service Desk

Planning and Land Use Services | Attorney-General's Department

E [plansa@sa.gov.au](mailto:plansa@sa.gov.au) | [www.agd.sa.gov.au](http://www.agd.sa.gov.au)

P 1800 752 664 |



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**From:** Hendy, Ian (CAA) [REDACTED] >  
**Sent:** Thursday, 30 September 2021 1:55 PM  
**To:** AGD:Plan SA <PlanSA@sa.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Mount Compass Golf Course Code Amendment.

To Whom it may concern,

My name is Ian Hendy and both my partner and myself live on George Francis Drv. Mount Compass, We bought our house there twelve months ago, since that time we have learnt of the grave disappointment that a developer wants to destroy the beautiful environment by building houses on the golf course.

This would be an environmental and social disaster for the whole of Mount Compass. The increase in traffic alone would destroy the wild life which are in abundance in this area, let alone the incredible strain it

Would put on our water supply. The wet lands and the flora and fauna in the area. Don't make the same mistakes as happened in other locations.

We want the area noted to stay as is, therefore we ask you to take into consideration this.

Retain the current zoning.

NEIGHBOURHOOD, For the existing Housing.

RECREATION, For the existing golf course.

NO, to GOLF COURSE ESTATE.

I could lay another thousand reasons why the zones should stay as they are, however, I feel you will only take into account the first paragraph of anyone's submissions.

Kindest Regards,

Ian Hendy,

# James & Deborah Milligan

**From:** [DIT:Plan SA](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** FW: Mt Compass Golf Course  
**Date:** Wednesday, 29 September 2021 9:37:22 AM

---

## OFFICIAL

Hi Team,

Please find the below submission which sent through to the PlanSA inbox.

### Kind Regards,

**Kate** | Customer Support Officer  
Planning & Land Use Services | Attorney-General's Department  
E [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au) | [www.agd.sa.gov.au](http://www.agd.sa.gov.au)  
P 1800 752 664



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**From:** Deborah Milligan <[REDACTED]>  
**Sent:** Wednesday, 29 September 2021 6:07 AM  
**To:** DIT:Plan SA <PlanSA@sa.gov.au>  
**Subject:** Mt Compass Golf Course

Hello, our names are James & Deborah Milligan - we have lived facing onto the Mt Compass Golf Course for the past 15 years. We realise changes happen over a period of years - however we have never come across a man - [REDACTED] so intent on not changing but destroying such a peaceful, beautiful natural environment - just UNBELIEVABLE GREED!! His WATER ACCOUNTS which we are still fighting (5years) have been one stressful issue - now because of the Zoning terminology we have the Golf Course under threat with the idea of housing and supermarkets being built in place of the golf course.

He lies to all of us, his staff have been told the housing will never happen, he has sold blocks of land to people with the main selling point being GOLF COURSE VIEWS - NATURAL LANDSCAPE etc. If he gets his way with the Zoning he won't give a toss about the people who have invested or work for him.

Our Estate road system is all cul de sacs - so one road in and same road out - he has already started on 40 homes at the end of our cul de sac - absolute mess - We hope a fire never happens. How will we all get out??? never mind the other 600 + homes he would put on the golf course!

We would appreciate you people retaining the existing zoning

NEIGHBOURHOOD - for the existing housing  
RECREATION - for the existing Golf Course.

NO - TO "GOLF COURSE ESTATE"

Yours sincerely,  
James & Deborah Milligan.

# Jan Stafford

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Wednesday, 20 October 2021 3:07:50 AM  
**Attachments:** [submission.docx](#)

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PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** Jan

**Family name:** Stafford

**Organisation:**

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:**

**Attachment:** submission.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 12.6 KB

**Attachment 2:** No file uploaded

**Attachment 3:** No file uploaded

**Attachment 4:** No file uploaded

**Attachment 5:** No file uploaded

sent to

proponent [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

email:

To whom it may concern,

My family and I moved to Mt Compass some 14 years ago My husband had been in the Defence Force, posted to Sydney. We originally came from the southern suburbs, but we were familiar with Mt Compass due to my father working on the fleurieu for many years. Upon my husband leaving the army we decided we wanted to return to SA but to a quieter more community orientated location. We decided on Mt Compass.

We have grave concerns in relation to the rezoning of the Mt Compass land to "Golf Course Estate". We feel that the wildlife will be pushed out of their current habitats. Whether the water supply will be sufficient to provide for more homes, as it was proven that the supply can be temporarily extinguished in a recent fire event. Value of properties will decrease. How will the school manage with such an influx of new students? Australia Post does not even do a mail run and do not have enough PO boxes as it is for the residents of Mt Compass let alone another 681 new homes. The roads are not in a good condition now, so what would all this extra traffic do? My husband and I have many concerns and therefore we both oppose the proposition to rezone the area to "Golf Course Estate". We wish for it to stay as it is currently, with the existing homes to remain zoned as "Residential" and the existing gold course to remain "Recreation".

Yours sincerely,

Jan & Ashley Stafford

# Janette & Drew Hunter

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 19 October 2021 1:36:53 PM

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We Janette Hunter & Drew Hunter of [REDACTED] Mount Compass SA 5210.

## **Strongly oppose any changes to the current zoning of The Mount Compass Golf course.**

We wish to have our choice recorded as to Zoning the existing housing Neighbourhood and the existing Golf Course Recreational. Our reasons for doing so are as follows.

1. We don't believe that the current water supply is sufficient for any further housing and puts the whole of Mount Compass in danger in the event of a bushfire, as was demonstrated with the small fire we had last year.
2. The Environmental impact may be devastating to some of the native flora & fauna, some of which are already endangered.
3. If the Zoning was changed [REDACTED] would then be able to add retail stores to this area which would in turn cause the decline of business on Victor Harbor Road & in the current shopping precinct.
4. An 18 hole International Standard Golf course would not be able to be sustained if further housing was built on or around it, as the shape & size of the Course would have to change.
  - a. [REDACTED] has increased Golf Course fees & Memberships by significant amounts in order to deliberately disband the current club & dissuade golfers from playing on the course, all in an effort to prove that the Golf Course is no longer viable, to support his application for further housing.
  - b. I would suggest a thorough investigation into [REDACTED] financial position in his companies is in order, to gain proof of the financial position of the Golf Course.
  - c. Without an international standard Golf Course, Tourism in the area would be affected as many travel to the area for Golf & recreation.
5. To date we have not had any positive, truthful, fully transparent dealings regarding [REDACTED] true intentions for the future of the Golf Course or with any matters that [REDACTED] has been involved with in Mount Compass & feel that to agree with any amendment on our part would risk the eventual decline of Mount Compass & would not be in our or the communities best interest.

We would like to make mention of the information session held by the Planning & development department on the 28<sup>th</sup> September 2021 of which we attended. We were unable to get a definitive answer from any representative on the day & in fact were given 3 different answers by 3 different representatives. We had the feeling that we were being humoured & manipulated and that this process was already a fait accompli in [REDACTED] favour.

In closing we believe that an investigation needs to be made into this matter as we believe there have been a number of conflicts of interest & alliances with political parties & persons past & current.

Regards  
Janette & Drew Hunter

**Jess Glass**

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Attention Vickie Chapman  
Tuesday, 19 October 2021 10:55:41 PM

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Dear Vickie Chapman,

I OPPOSE THE CHANGE OF THE MOUNT COMPASS GOLF COURSE ZONING FROM RECREATIONAL TO GOLF COUSE ESTATE.

We moved to Mount Compass seeking a quiet town and small community to raise our family. We love where we live and we love our home and small friendly neighbourhood. This was supposed to be our forever home. If this change is made and we have to move we will lose a lot of money as we have only just purchased our home.

By changing the zoning you are allowing [REDACTED] to build far more housing and retail then he can currently. He has a reputation of pushing the limits and will build as much as he can get away with. By allowing this change you are killing our dream, our lifestyle, and our small community. We will lose our gorgeous views. You will be turning our road into a much busier main road. Ask the people of Mount Compass. Let them vote. We are here for small town lifestyle. Don't let some money hungry business man ruin it by overpopulation.

My 6 year old daughter is devastated to hear that the kangaroos and the endangered wildlife will be destroyed during development.

We already have water issues with low pressure and sometimes no water at all. Our water system can not take so many more houses.

Please do not allow the zoning to change.

Kind regards, Jess Glass

**Jill Jordan**

28/9/2021

Consultation by the Chief Executive of the Attorney General's Department on the Mount Compass Golf Course Estate Code Amendment.

To the Code Amendment Team.

My name is Jillian Jordan and I am a resident of the Mount Compass Golf Course Estate. I have lived here for 21 years and I value highly the local environment, the landscape, the wild life, the community spirit and the way of life that combines to make this a wonderful place to reside.

Like everyone else in the Golf Course estate, we were initially lured to invest our savings into building a home here because of the promise of open green spaces and golf course views. All of the advertising for the house blocks assured us of this – and in fact [REDACTED] and his partners continue to sell blocks of land even now with golf course views as a key selling point!

Any zoning rules or Code Amendments that put our tranquil and highly valued vistas in jeopardy is unacceptable. Already there are local residents who paid additional loadings to secure golf course frontage who are now devastated to learn that their views will be completely vanquished by new builds in front of them. While this may be of no consequence to [REDACTED] who lives in Adelaide and is only interested in making huge profits before moving on to his next venture, the impact of his ambitions to increasing housing developments on the golf course is having a devastating impact on the local residents who will be so adversely affected.

Before I make an informed decision on the consultation regarding the Code Amendment, I am seeking your responses to the following questions.

Kind regards

[REDACTED]  
Jillian Jordan [REDACTED]  
[REDACTED]

Key Code Amendment questions:

1. In whose interests is the new Code Amendment?
2. Given that we already had a zoning agreement that the key stakeholders, the residents of Mount Compass, were happy with, why now change it? What was the problem for which this Code Amendment is touted to be the solution?
3. What exactly does the Code Amendment consider to be the 'perimeter of the golf course'? Is it the roadway and the existing homes along it – or is it the edge of the greening golf course land outside the back fence of the houses bordering the land?
4. If the Code Amendment should be instated and the current zoning be overridden, what exactly can ██████████ do / build on his golf course land space? What is the extent of freedom he will have to develop the land in any way?
5. While the Code Amendment states that it will protect the golf course, what does it do to protect the residents who live nearby or alongside the golf course? How does it ensure that new housing blocks are not developed on the edges of the greens in form of existing golf course frontage homes?
6. What is meant, specifically, by 'the modest expansion of housing and complementary uses to support tourism and residential living'? Where can he - and where he cannot – expand his developments on and around the golf course?
7. Where precisely on the Recreational land is ██████████ to be given free rights to build two story homes and buildings that further diminish the outlook locals have to the greens?
8. To what extent is it already a forgone conclusion that this Code Amendment will go through? Is the strong wish of locals to maintain the current zoning in the best interests of the people who live here in this township already a lost cause?

**Jill Jordan - C/o MCCA**

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 1 October 2021 11:20:31 AM  
**Attachments:** [MCCA to PlanSA PDF.docx](#)

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Please find attached a letter from the Mount Compass Community Association regarding the Mount Compass Golf Course Estate Code Amendment proposal that the Attorney General's Department currently has under consideration, and which is now open for consultation until October 22nd 2021.

The Mount Compass Community Association is calling upon you for your support to protect our current zoning - to retain NEIGHBOURHOOD for the existing housing on the Estate and RECREATION for the existing 18-hole golf course.

Yours sincerely

Jillian Jordan  
Secretary MCCA

[REDACTED]

--

JILLIAN JORDAN

[REDACTED]



**Mount Compass Community Association Inc.**  
email to [mccommunityassociation@gmail.com](mailto:mccommunityassociation@gmail.com)

To the Planning and Development Team  
Attorney General's Department  
By email to: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear PlanSA Team

I am writing to you on behalf of the recently formed Mount Compass Community Association (MCCA), seeking your support in challenging and rejecting the Mount Compass Golf Course Estate Code Amendment proposal that the Attorney General's Department currently has under consideration, and which is now open for consultation until October 22<sup>nd</sup> 2021.

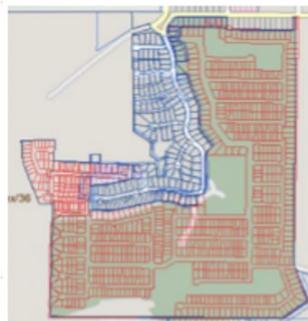
While the Code Amendment clearly states that its intent is to preserve the existence of the 18-hole golf course, there are further vital considerations that go unprotected and unmentioned but require explicit protection also, namely the quality of life for those who live in the Golf Course Estate and the maintaining of the rural aspects of the Mount Compass Golf Course Estate as it exists now. ■

■ the owner of the golf course for the last four years, has demonstrated a concerning disregard for the impact his plans for the golf course land space have already had – and will have in the future - on homeowners already living in the Estate. The Code Amendment does not re-assure residents that future developments on golf course land will be sensitive to or respectful of the community bordering the golf course and on the local environment. We have good reasons to believe that our concerns are well founded.

■ recently stated to a Parliamentary Committee, as recorded in Hansard, that golf courses are simply not profitable enough, and I quote ■ here, when he said to the committee: "I bought it as a residential site, not as a golf course!". When asked the follow up question: "Then the golf course would go?", ■ replied: "Correct". Given such a bold declaration, the Mount Compass Community Association committee and all its members wish to express their strongest objections to this or any subsequent Code Amendment that might allow ■ to use the zoning to build 600+ new houses on the golf course land. He has already had draft plans drawn up and shared publicly to that effect!



This is the current zoning, the housing is 'Neighbourhood' and the golf course as 'Recreation'



Application lodged by the owner to PlanSA in March 2021. The effects of the rezoned could allow this to occur – almost 600-700 housing and commercial estate

As you may appreciate, a 600+ new housing development as applied for through the new planning portal on 1<sup>st</sup> March 2021, will have a significant and negative impact across our community, immediately diminishing the livability of the region, placing a further strain on the already fragile wetlands and aquifer, as well as impacting the ability of the local school to cater for an influx of new families. There are also the associated issues of infrastructure provisions (including water, sewage and electricity) required to support such a major development.

Many of the householders who have chosen to live on the Golf Course Estate purchased their homes under the original and existing zoning agreement with the assurance and the understanding that they would be living near or alongside the golf course with an outlook onto the beautiful greens and views beyond. In fact, many paid extra for their properties as they offered golf course frontage as part of the purchase agreement. Even now, [REDACTED] is advertising and selling blocks of land and house-and-land packages advertising golf course frontages and views as a selling point to new home buyers – and as new residents move into their homes they are as shocked and devastated as we have been to learn that the golf course is in danger of being carved up into a housing estate development.

The Alexandrina Council - as well as a majority of residents in our Golf Course Estate and in the wider township area - are strongly opposed to the proposed Code Amendment which may allow for the scope of development that [REDACTED] clearly intends to pursue. His determination to carve up the golf course land into large numbers of housing blocks will destroy the tranquil and natural beauty of the area and in doing so will only serve to make significant profits for one party – [REDACTED] and his partners - at the cost of a whole community.

What are we asking for?

The Mount Compass Community Association is calling upon you for your support to protect our current zoning - to retain NEIGHBOURHOOD for the existing housing on the Estate and RECREATION for the existing 18-hole golf course.

By saying NO to the proposed 'Golf Course Estate' and restoring the original zoning under which our homes were approved, your support will enable us to ensure our highly valued neighborhood is protected into the future and to ensure that our existing golf course is retained for the benefit of the local and broader community.

In closing, we ask why does there need to be a Code Amendment to protect the golf course when the current zoning already protects the golf course and sensibly limits what can be built? We respectfully ask you to advocate for us – the zoning must remain as Neighborhood for the existing housing and Recreational for the golf course.

Yours sincerely

Jillian Jordan  
Secretary MCCA

[REDACTED]

On behalf of Chair Steve Hayes, the committee and members of MCCA

October 1st 2021

**Jillian Jordan**

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 1 October 2021 2:09:29 PM  
**Attachments:** [My Submission PDF.docx](#)

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Please find attached my submission to the Mount Compass Golf Course Estate Code Amendment proposal

Kind regards

Jillian Jordan

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JILLIAN JORDAN  
[REDACTED]

To the Chief Executive  
Attorney General's Department  
Regarding the Mount Compass Golf Course Estate Code Amendment

To whom it may concern

1<sup>st</sup> October 2021

I am writing to you as a resident of the Mount Compass Golf Course Estate and as a concerned member of the local community, regarding the Mount Compass Golf Course Estate Code Amendment proposal that the Attorney General's Department currently has under consideration, and which is now open for consultation until October 22<sup>nd</sup> 2021.

While the Code Amendment clearly states that its intent is to preserve the existence of the 18-hole golf course, there are further vital considerations that go unprotected and unmentioned but require explicit protection also, namely the highly prized quality of life and the maintaining of the rural and environmental aspects of the Mount Compass Golf Course Estate as it exists now.

██████████ has already demonstrated a concerning disregard for the impact his plans have – and will have in the future - on homeowners who live in and nearby the Estate. The Code Amendment proposed by the Attorney General's Department does not re-assure me or many other local residents that future developments on golf course land will be sensitive to or respectful of the community already bordering the golf course or on the fragile aquifer, flora, fauna and wetland environment.

My family, like many of the householders who have chosen to live on the Golf Course Estate, purchased our home under the original and existing zoning agreement with the assurance and the understanding that we would be living alongside the golf course boundary with an outlook onto the beautiful greens and views beyond. In fact, we paid extra for our block as it offered golf course frontage as part of the purchase agreement. Even now, the most recent owner of the golf course, ██████████ is deceptively advertising and selling blocks of land and house-and-land packages advertising golf course frontages and views as a selling point to new home buyers – and as new residents move into their homes they are as shocked and devastated as I have been to learn that the golf course is in danger of being carved up and re-configured with multiple new housing blocks threatening to destroy the environment we value to much.

It is not sufficient for ██████████ to simply say it is his land and he can do what he wants with it and therefore build where he wants on it. He knowingly purchased a golf course with an already established zoning agreement that was in place to prevent exactly the kind of developments he is now pursuing. If he has discovered since buying the golf course that it is not bringing in the excessive profits that he had expected it to, then he should sell it – not destroy it!

The Alexandrina Council - as well as a majority of residents in our Golf Course Estate and in the wider township area - are strongly opposed to the proposed Code Amendment which has the potential to allow for the scope of development that ██████████ clearly intends to pursue. His already declared intention to create many more housing blocks on golf course land will destroy the tranquil and natural beauty of the area and in doing so will only serve to make significant profits for one party – ██████████ and his partners - at the cost of a whole community.

Therefore, I do not support the Code Amendment. I ask for you to protect our current zoning - to retain NEIGHBOURHOOD zone for the existing housing on the Estate and

RECREATION zone for the existing 18-hole golf course. By saying NO to the proposed 'Golf Course Estate' and restoring the original zoning under which our homes were approved, you will enable the residents on the Golf Course Estate to ensure our highly valued neighborhood is protected into the future and to ensure that our existing golf course is retained for the benefit of the local and broader community.

Keep '**Neighbourhood**' zone for the existing housing

and '**Recreation**' zone for the existing golf course

Yours sincerely

Jillian Jordan

[REDACTED]

Mount Compass 5210

[REDACTED]

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate Code Amendment  
**Date:** Monday, 18 October 2021 7:24:44 PM  
**Attachments:** [Plan SA submission PDF.docx](#)

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Please find attached a submission related to the proposed Code Amendment for the Mount Compass Golf Course Estate.

Kind regards

Jillian Jordan

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JILLIAN JORDAN  
[REDACTED]

From:  
Jillian Jordan  
[REDACTED] Drive  
Mount Compass  
SA 5210

18/10/2021

To the Consultation Team of the Attorney General's Department regarding the Mount Compass Golf Course Estate Code Amendment proposal

As a local Mount Compass resident, I attended one of the Consultation Sessions held by three members of the PlanSA staff on behalf of the Attorney General's Department on September 28<sup>th</sup>. The three staff members were very welcoming, and they had several large posters on display for us to view and comment on.

However, despite the many questions I raised with these Department advisers, I could gain no clarity regarding anything specifically related to the possible future development of buildings on the land space surrounding and including the current Golf Course. Repeatedly I was assured that the Code Amendment will ensure the preservation of an 18-hole golf course in Mount Compass, but this is just one of many concerns that local residents want to have acknowledged and addressed as part of the review of zoning process.

How will the Code Amendment protect **the interests of homeowners bordering the golf course** as it currently exists? These homeowners purchased, and paid extra for, properties with clear golf course views and yet already there are plans to completely obstruct these views by building roads and houses on golf course land bordering the back fences of these properties and in a way that was promised would never happen.

How will the new Code Amendment protect the fragile swamps and wetlands, the endangered birds and fauna, the precious aquifer, and the local wildlife – while also preserving the small-town community who already live here and value our township so highly? I strongly believe that the Code Amendment will NOT protect these things – but instead will allow a single individual to pursue his relentless and destructive plans for personal profiteering while our beautiful township is ruined and pays the cost.

At a well-attended recent community meeting every person was deeply concerned about the failure of the new Code Amendment to recognise, defend and protect from destructive development, the very things that make our community so valued. The **current zoning guidelines**, which have been placed under threat by moves to introduce a replacement Code Amendment, were intentionally designed to protect the local environment while also allowing a small residential development with strict provisos to ensure over-development would not occur.

Already the current owner of the golf course is overriding the protective guidelines as stated in the current zoning agreement. Just last week new markers were pegged out on Recreational zoned land along the border of Arthur Road and George Francis Drive, despite Alexandrina Council having denied all applications to build there. [REDACTED] the owner of the golf course, is using the uncertainty created by this new and flawed legislation to push ahead with his own building plans. If the Code Amendment is approved and the current zoning is set aside, the golf course owner will press on to build more and more houses, to the detriment of all who live here.

I implore you to consider the issues raised by the residents of Mount Compass at our recent community meeting and which are detailed below and in turn, ensure that the current zoning, created with the protection of the environment and the community in mind, is re-instated as the best model to apply to our township.

Please, keep 'RESIDENTIAL' for the existing housing and 'RECREATION' for the existing golf course and NO to a change to 'GOLF COURSE ESTATE'

Here is an overview of issues raised at our well attended community meeting this week. The Mount Compass residents implore PlanSA to consider their concerns:

- Homeowners are seeking the support of legislators to **protect their land values**, their views across the recreational landscape, and their lifestyles by ensuring no building development occurs to obstruct this
- The Mount Compass area is already recognised as a **critically endangered habitat**. There is a significant history of community concern going back generations, and there exists an important body of knowledge, compiled over several decades, focussing on the need to preserve the wetlands, monitor water quality and the water table, and protect the habitat of several endangered species. Increased residential growth is already having an impact on the surrounding environment and this is an essential aspect that PlanSA must take into consideration
- There are specific environmental concerns related to the Mount Compass Area School **swamp lands, the wetlands** east of Compass Central and the **swamp/wetlands** area on and around the actual golf course
- Several attendees at our meeting spoke about a verified number of **critically endangered birds and fauna** that depend upon the preservation of the unique local habitat. It was pointed out that 'critically endangered' meant the threatened extinction of a species and this needs to be stressed in submissions regarding the Code Amendment
- There is also the issue of the vital **water catchment area** around Mount Compass and the negative impact that additional residential developments would have on it. Current provisions in the Code Amendment are too vague and remain open for misuse in the future.
- There is significant concern amongst our rural landowners regarding the increasingly **diminished flow of water** to local wetlands, dams and creeks and the way that the existing developments in the town are already impacting on water flow to rural landowners in the area.
- As well as the depletion of the aquifer which supplies all the water to the houses on the Estate, there is the issue of the **deterioration of water quality** of what was until recently known as the purest water in the Southern Hemisphere
- Furthermore, there are questions about the **sustainability, infrastructure provision** and ability of our township to thrive, placed within a sensitive flora/fauna/water environment, if it increases in residential size by much more than it already has
- Following the consultation sessions on September 28<sup>th</sup>, many of the residents have noted **the failure of the Code Amendment to clearly detail what can and cannot be built** and where any building projects can and cannot occur. It is also worth noting that if [REDACTED] was to go ahead with his proposed residential development on the golf course, that would more than double the number of houses in our town

The overwhelming wish of residents is that you override the Code Amendment and keep 'RESIDENTIAL' for the existing housing and 'RECREATION' for the existing golf course and NO to a change to 'GOLF COURSE ESTATE'

Yours sincerely

Jillian Jordan

## Jo Howard

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 19 October 2021 8:26:07 PM  
**Attachments:** [Golf Course Submission.docx](#)

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Please find my submission for consideration

Regards

Jo Howard

[REDACTED] Mount Compass 5210

Submission by: Jo Howard  
[REDACTED]  
Mount Compass. SA. 5210

Date: 19th October, 2021

This submission is in response to a proposal to initiate an amendment to the Planning & Design Code, entitled: **“Mount Compass Golf Course Estate Code Amendment”**

The area surrounding Mount Compass, being Yundi, Nangkita and Tooperang was originally a meeting place for 3 aboriginal nations who viewed this area as a common ground and would trade or interact here where plentiful *fresh water and food* were available all year round. Yundi is believed to mean *“feathers”*, while Nangkita is taken to mean *“place of little frogs”* and Tooperang is translated as *“much water”*. The water, birds, frogs and the biodiversity play such an important role for the future of this entire area and *must be protected!*

Mount Compass (being central of Yundi, Nangkita and Tooperang) was first surveyed in the 1880's as large farming blocks, then resurveyed in 1893 to include smaller blocks suitable for market gardening. In 1899 the first dairy cow was believed to have been brought into Mount Compass by a man who went on to develop a productive herd of Jersey dairy cattle. The area is now very well known for its many lucrative dairy farms and market gardens (a very valuable South Australian food-bowl) sharing approximately 550 homes a current population of around 1450 (including adjoining localities).

The dairy farms, market gardens, wetlands, waterholes, creek systems, golf course, sporting bodies, protected flora and fauna and the country lifestyle make Mount Compass what it is today, and the addition of the suggested development of over 600 houses on the golf course (and potentially in excess of 1800 residents) would have a huge negative impact on this community for so many reasons, and a huge cost to the government for infrastructure, ie roads, sewerage, stormwater, rubbish collection, water protection etc.

From what I understand, the idea of establishing an 18-hole golf course in the first instance (with the golf course being funded by the creation of a *limited* housing development), was eventually supported by Council because the housing would be significantly situated in the elevated more westerly portion of the property, *the greatest distance from any protected creek system.*

The 18-hole golf course land itself should therefore fit with the **“Water Protection Zone”** which should be allocated to it, knowing that this land remains a central part of the catchment for the Tookayerta/Nangkita Creek System, which provides one of the last linking habitats for a number of the critically endangered Fleurieu Swamps (refer to the submission presented by Grant Gartrell, dated 10th September, 2021).

I don't believe that the current property owner should be advantaged or disadvantaged by the changes to the Code Amendment, however it is my understanding that any overlays will always over-ride any zoning, and if the golf course has been zoned residential in the past, surely any existing environmental protection, protected catchment areas, wetlands and groundwater/aquifers would have been enough for Council/Planning Authorities to immediately refuse any (or limited) residential or other building in this area in the past, or in the future.

It concerns me that the 16 housing allotments have been "**approved**" on the corner of Arthur Road & George Francis Drive where the catchment for these waterways actually begin. I believe that this "approval" should be withdrawn and, to compensate, allow building houses (or even a motel/holiday units) at the elevated Southern boundary of the property only - See attachment A, **(subject to approval following an Environmental Impact Study and Water Resource Management Study to establish the impact and viability to existing waterways and homes).**

Should Grant Gartrell's and my submissions be ignored, and additional housing be approved adjacent to existing houses on the Golf Course (which were specifically sold "**With Golf Course Views**" by either the previous or current Golf Course Estate owners), then I strongly believe that all current property owners should be compensated for the loss of property value to the extent of at least \$100,000 per property based on the current market, per row of houses developed in front of them. This should already apply to one row for six (6) property owners on the northern side of George Francis Drive (west of the Clubhouse) = \$600,000.

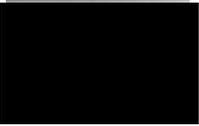
Should one row of houses be built adjacent to all others on the Golf Course, at \$100,000 compensation per house, this would be an additional 36 on George Francis Drive, 12 on the southern side of Arthur Road and 9 on the northern side of Arthur Road, a total of 57 houses at \$100,000 = \$5,700,000 + \$600,000 above = \$6,300,000 **(and that is only if one (1) row of houses were built adjacent to existing).** In summarising, I believe that :

- \* Before any development even be considered, an Environmental Impact Study and
- \* The 18-hole golf course, as is, must remain and the zoning changed to "Water Protection Zone"
- \* Any "Golf Course Estate" should incorporate (1) a Golf Course, in this case an 18-hole Golf Course, and (2) housing around the perimeter of the Golf Course, but **always subject to overlays that may apply**, and in this case, I can only envisage a minimal amount of additional housing to what already exists, on the elevated Southern boundary because of the overlays
- \* (a) the 7 blocks approved for building situated west of the Golf Clubhouse  
(b) the approved blocks at the end of George Francis Drive, and  
(c) a section on the Southern Boundary,  
should be incorporated in the "residential or neighbourhood zone"

- \* The 16 blocks on the corner of Arthur Road and George Francis Drive should be rezoned "Water Protection Zone" (along with the remainder of the 18-hole golf course) due to this being the beginning of the catchment area (All of this as shown in Attachment A - being my proposed revision of the **Concept**

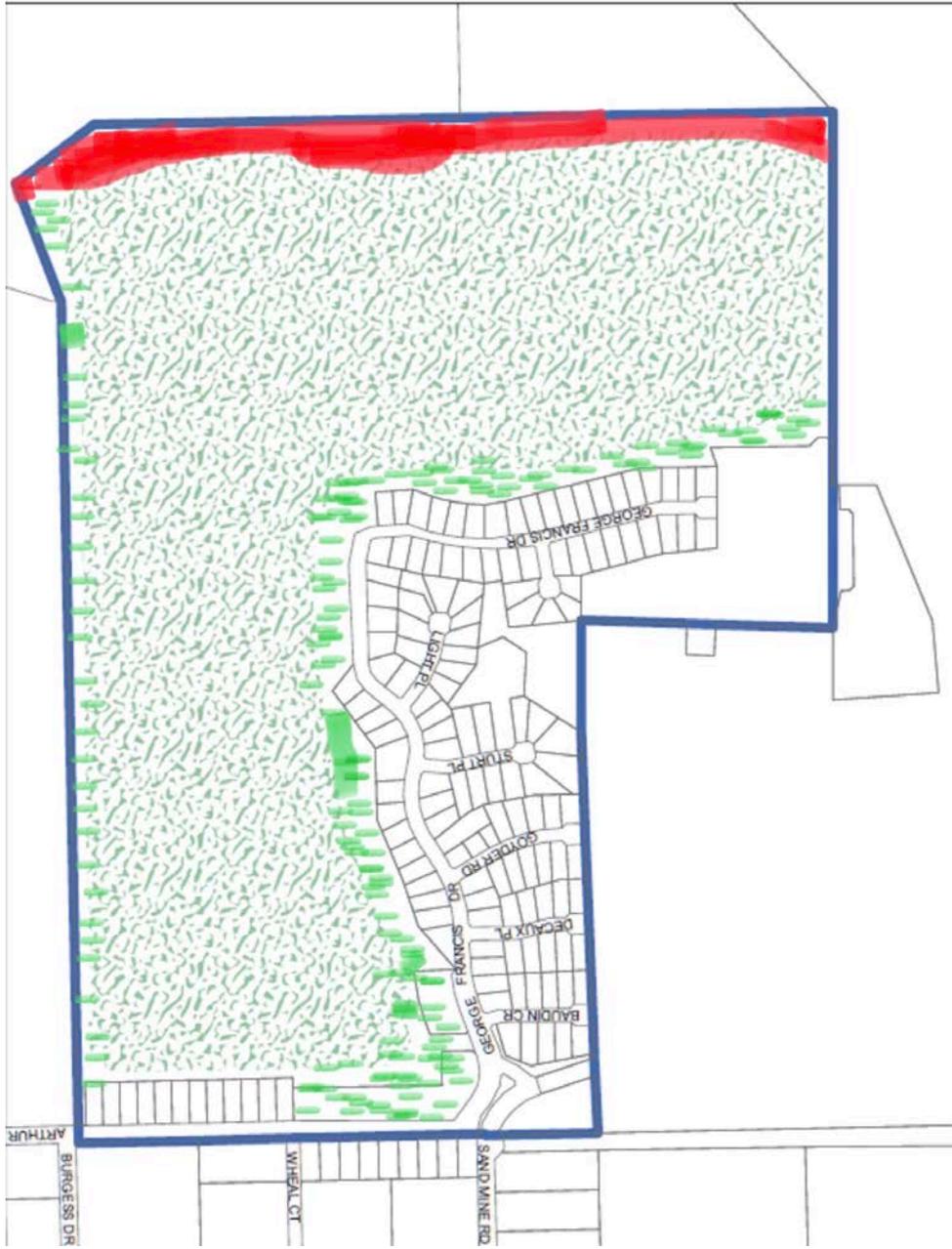
**Plan 122 Mount Compass Golf Course Estate Development)**

- \* The reduction in value of all properties currently adjacent the Golf Course forming part of the “Golf Course Estate” should be taken into consideration before allowing any further development in this area.
  
- \* Should development be approved adjacent existing houses in the future, then all existing property owners should be duly compensated by at least \$100,000 per property for their loss of property value due to no fault of their own, but rather by being misled at the time they purchased their properties



Jo Howard  
Mount Compass

**ATTACHMENT A  
(Proposed Revision of the CONCEPT PLAN 122 MOUNT COMPASS  
GOLF COURSE ESTATE DEVELOPMENT)**



**RED = PROPOSED DEVELOPMENT AREA/NEIGHBOURHOOD (subject to Environmental Impact Study, Water Resource Management Study and Overlays)**

**GREEN = WATER PROTECTION ZONE/18-HOLE GOLF COURSE**

**WHITE = NEIGHBOURHOOD/RESIDENTIAL**

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Saturday, 23 October 2021 8:01:37 AM  
**Attachments:** [Golf Course Submission.docx](#)

---

Dear Sir/Madam

Please replace my previous submission with the attached - I noticed that the blue paragraph on Page 2 was incomplete on my original Submission.

I apologise that this is a day beyond the closing of submissions, but have just realised this anomaly.

Thanking you in advance - Kind regards

Jo Howard  
Mt Compass

Submission by: Jo Howard  
[REDACTED]  
Mount Compass. SA. 5210

Date: 19th October, 2021

This submission is in response to a proposal to initiate an amendment to the Planning & Design Code, entitled: **“Mount Compass Golf Course Estate Code Amendment”**

The area surrounding Mount Compass, being Yundi, Nangkita and Tooperang was originally a meeting place for 3 aboriginal nations who viewed this area as a common ground and would trade or interact here where plentiful *fresh water and food* were available all year round. Yundi is believed to mean *“feathers”*, while Nangkita is taken to mean *“place of little frogs”* and Tooperang is translated as *“much water”*. The water, birds, frogs and the biodiversity play such an important role for the future of this entire area and *must be protected!*

Mount Compass (being central of Yundi, Nangkita and Tooperang) was first surveyed in the 1880’s as large farming blocks, then resurveyed in 1893 to include smaller blocks suitable for market gardening. In 1899 the first dairy cow was believed to have been brought into Mount Compass by a man who went on to develop a productive herd of Jersey dairy cattle. The area is now very well known for its many lucrative dairy farms and market gardens (a very valuable South Australian food-bowl) sharing approximately 550 homes a current population of around 1450 (including adjoining localities).

The dairy farms, market gardens, wetlands, waterholes, creek systems, golf course, sporting bodies, protected flora and fauna and the country lifestyle make Mount Compass what it is today, and the addition of the suggested development of over 600 houses on the golf course (and potentially in excess of 1800 residents) would have a huge negative impact on this community for so many reasons, and a huge cost to the government for infrastructure, ie roads, sewerage, stormwater, rubbish collection, water protection etc.

From what I understand, the idea of establishing an 18-hole golf course in the first instance (with the golf course being funded by the creation of a *limited* housing development), was eventually supported by Council because the housing would be significantly situated in the elevated more westerly portion of the property, *the greatest distance from any protected creek system.*

The 18-hole golf course land itself should therefore fit with the **“Water Protection Zone”** which should be allocated to it, knowing that this land remains a central part of the catchment for the Tookayerta/Nangkita Creek System, which provides one of the last linking habitats for a number of the critically endangered Fleurieu Swamps (refer to the submission presented by Grant Gartrell, dated 10th September, 2021).

I don’t believe that the current property owner should be advantaged or disadvantaged by the changes to the Code Amendment, however it is my understanding that any overlays will always

over-ride any zoning, and if the golf course has been zoned residential in the past, surely any existing environmental protection, protected catchment areas, wetlands and groundwater/aquifers would have been enough for Council/Planning Authorities to immediately refuse any (or limited) residential or other building in this area in the past, or in the future.

It concerns me that the 16 housing allotments have been **“approved”** on the corner of Arthur Road & George Francis Drive where the catchment for these waterways actually begin. I believe that this “approval” should be withdrawn and, to compensate, allow building houses (or even a motel/holiday units) at the elevated Southern boundary of the property only - See attachment A, ***(subject to approval following an Environmental Impact Study and Water Resource Management Study to establish the impact and viability to existing waterways and homes).***

Should Grant Gartrell’s and my submissions be ignored, and additional housing be approved adjacent to existing houses on the Golf Course (which were specifically sold **“With Golf Course Views”** by either the previous or current Golf Course Estate owners), then I strongly believe that all current property owners should be compensated for the loss of property value to the extent of at least \$100,000 per property based on the current market, per row of houses developed in front of them. This should already apply to one row for six (6) property owners on the northern side of George Francis Drive (west of the Clubhouse) = \$600,000.

Should one row of houses be built adjacent to all others on the Golf Course, at \$100,000 compensation per house, this would be an additional 36 on George Francis Drive, 12 on the southern side of Arthur Road and 9 on the northern side of Arthur Road, a total of 57 houses at \$100,000 = \$5,700,000 + \$600,000 above = \$6,300,000 ***(and that is only if one (1) row of houses were built adjacent to existing).***

In summarising, I believe that :

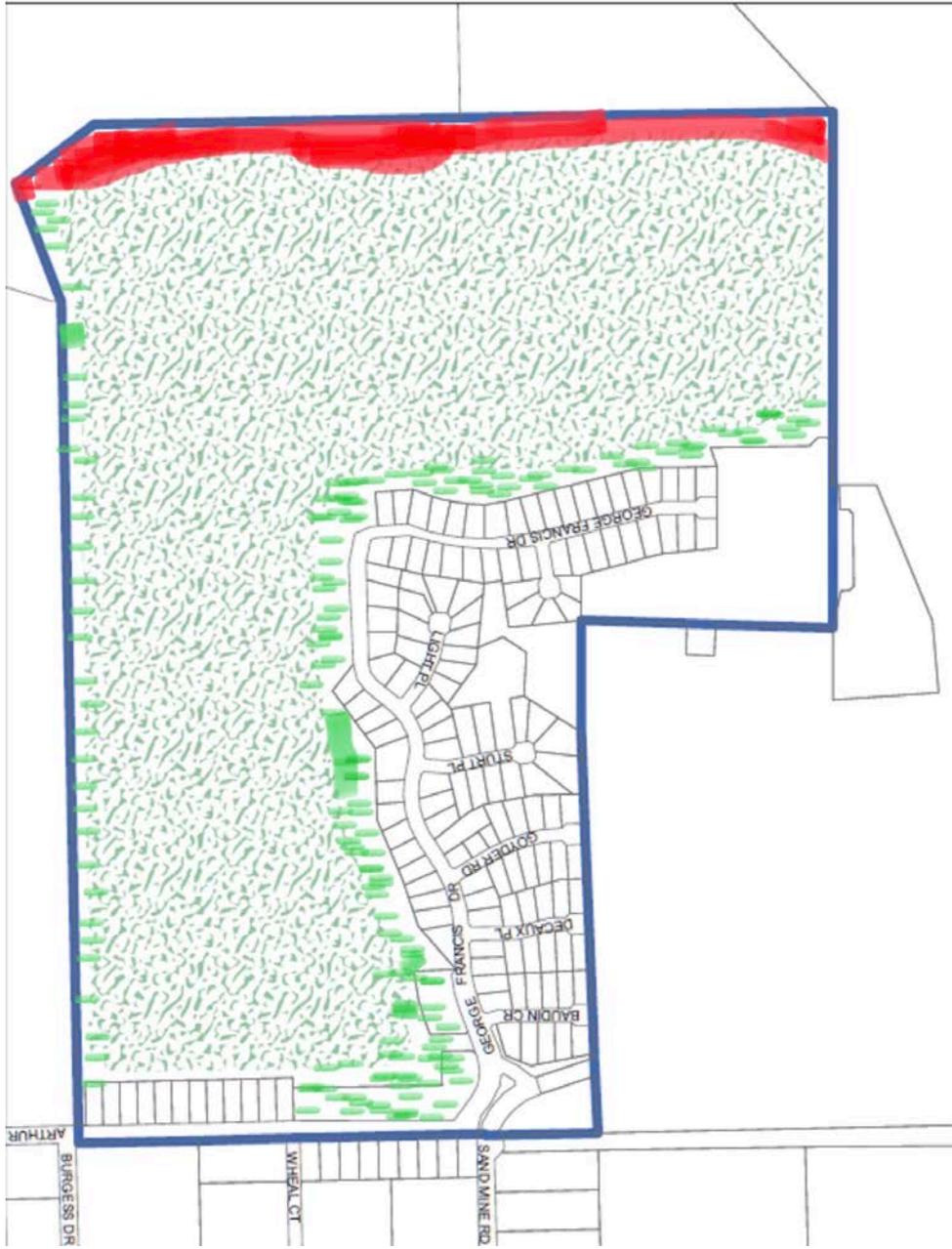
- \* [Before any further development even be considered, a full Environmental Impact Study and Water Resource Management Study be carried out](#)
- \* The 18-hole golf course, as is, must remain and the zoning changed to “Water Protection Zone”
- \* Any “Golf Course Estate” should incorporate (1) a Golf Course, in this case an 18-hole Golf Course, and (2) housing around the perimeter of the Golf Course, but ***always subject to overlays that may apply***, and in this case, I can only envisage a minimal amount of additional housing to what already exists, on the elevated Southern boundary because of the overlays
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(b) the approved blocks at the end of George Francis Drive, and  
  
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- \* The 16 blocks on the corner of Arthur Road and George Francis Drive should be rezoned “Water Protection Zone” (along with the remainder of the 18-hole golf course) due to this being the beginning of the catchment area (All of this as shown in Attachment A - being my proposed revision of the **Concept Plan 122 Mount Compass Golf Course Estate Development**)
- \* The reduction in value of all properties currently adjacent the Golf Course forming part of the “Golf Course Estate” should be taken into consideration before allowing any further development in this area.
- \* Should development be approved adjacent existing houses in the future, then all existing property owners should be duly compensated by at least \$100,000 per property for their loss of property value due to no fault of their own, but rather by being misled at the time they purchased their properties



Jo Howard  
Mount Compass

**ATTACHMENT A  
(Proposed Revision of the CONCEPT PLAN 122 MOUNT COMPASS  
GOLF COURSE ESTATE DEVELOPMENT)**



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**GREEN = WATER PROTECTION ZONE/18-HOLE GOLF COURSE**

**WHITE = NEIGHBOURHOOD/RESIDENTIAL**

## Mount Compass Golf Course Estate Code Amendment

We have lived in Mount Compass for nearly 10 years and enjoy the quiet county town atmosphere. We do not want to see the community lose the prestigious Golf Course as I hear from many people that it is one of the major attractions in the area that they visit regularly. Many locals love to walk around, play golf, or just love the view over the course from their home.

A number of concerns we have include:

**Compass Springs water table:** as residents that receive our water from the Compass Spring aquifer, we are concerned that all the extra planned housing will reduce the amount of water collected, which then affects the flow on into the Tooperang spring. Also, should there be a need to evacuate for some reason eg fire, then there is not enough water for residents to be able to protect their properties.

**Mount Compass commercial area:** we have a wonderful shopping centre which was recently developed and provides the community with its many needs. Should a new housing development of 600-700 dwellings take place and the development of further shops, then this will dramatically affect the town's current shops who rely on the through fare travellers who stop to buy their goods. Car parking in the town is very limited now and trying to go from Arthur Road onto Victor Harbor Road can be very time consuming during peak hours.

**Taking away one of the best "green" areas:** While we hear of other towns looking at creating "green" areas for people to walk or ride in, it would be very sad to see the golf course be denigrated just to accommodate more housing. We should be preserving our environment not destroying it just for one person's greed.

**House values:** these will potentially decrease which will affect those who paid high prices to buy in the Golf Course Estate for the view. If the zoning is changed to Neighbourhood or Golf Course Estate then potentially 2 story, 9m high houses in front of the existing houses could be built.

**Damage to roads:** due to increased vehicle traffic, potentially over 1000 cars per day on the Victor Harbor Road would see an increase in potholes and poor road condition. Many of the roads around Mount Compass are in poor conditions.

For these reasons and many more, both John and I join with the rest of the Mount Compass community in retaining the zoning of the Golf Course as it is "**Recreational**" and the existing housing as "**Neighbourhood**".

Kind Regards

John and Sue Hender

  
Mount Compass SA 5210

# John & Sue Hender

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 2:58:55 PM  
**Attachments:** [Mt Compass Golf Course Estate Code Amendment Comments.pdf](#)

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PlanSA,

## Submission Details

**Amendment:** Mount Compass Golf Course Estate Code Amendment

**Customer type:** Member of the public

**Given name:** John andSue

**Family name:** Hender

**Organisation:**

**Email address:** [REDACTED]

**Phone number:** [REDACTED]

**Comments:**

**Attachment:** Mt\_Compass\_Golf\_Course\_Estate\_Code\_Amendment\_Comments.pdf,  
type application/pdf, 104.9 KB

**Attachment 2:** No file uploaded

**Attachment 3:** No file uploaded

**Attachment 4:** No file uploaded

**Attachment 5:** No file uploaded

sent to  
proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

**John McKenzie**

To the Chief Executive  
Attorney General's Department  
Regarding the Mount Compass Golf Course Estate Code Amendment  
By email to: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

To whom it may concern

4th October 2021

I am writing to you as a concerned resident of the Mount Compass Golf Course Estate and as a member of the local community for the past 21 years, regarding the Mount Compass Golf Course Estate Code Amendment proposal that the Attorney General's Department currently has under consideration, and which is now open for consultation until October 22<sup>nd</sup> 2021.

While the Code Amendment clearly states that its intent is to preserve the existence of the 18-hole golf course, there are further vital considerations that go unprotected and unmentioned but require explicit protection also, namely the highly prized quality of life and the maintaining of the rural and environmental aspects of the Mount Compass Golf Course Estate as it exists now. I also note that there are no requirements in the Code Amendment regarding the size and nature of an 18-hole golf course on the land currently marked Recreational. The Code Amendment therefore could possibly allow the current owner – or any future owner – to interpret such a provision to allow the creation of an 18-hole mini golf course as a substitute, and in turn allowing all remaining land to be converted to housing and building development.

██████████ has already demonstrated a concerning disregard for the impact his plans have – and will have in the future - on homeowners who live in and nearby the Estate. The Code Amendment proposed by the Attorney General's Department does not re-assure me or many other local residents that future developments on golf course land will be sensitive to or respectful of the community already bordering the golf course or on the fragile aquifer, flora, fauna and wetland environment.

My family, like many of the householders who have chosen to live on the Golf Course Estate, purchased our home under the original and existing zoning agreement with the assurance and the understanding that we would be living alongside the golf course boundary with an outlook onto the beautiful greens and views beyond. In fact, we paid extra for our block as it offered golf course frontage as part of the purchase agreement. Even now, the most recent owner of the golf course, ██████████ is deceptively advertising and selling blocks of land and house-and-land packages advertising golf course frontages and views as a selling point to new home buyers – and as new residents move into their homes they are as shocked and devastated as I have been to learn that the golf course is in danger of being carved up and re-configured with multiple new housing blocks threatening to destroy the environment we value to much.

It is not sufficient for ██████████ to simply say it is his land and he can do what he wants with it and therefore build where he wants on it. He knowingly purchased a golf course with an already established zoning agreement that was in place to prevent exactly the kind of developments he is now pursuing. If he has discovered since buying the golf course that it is not bringing in the excessive profits that he had expected it to, then he should sell it – not destroy it!

I am also concerned that the proposed Code Amendment will allow for 2-storey housing and buildings to be built on the golf course land. This is an issue for all who live on the Golf Course Estate, but in particular for residents who built their homes abutting the golf course

as it was originally designed and developed to be, this amendment would allow 2-strorey dwellings to be built at the back of their properties, blocking their golf course views entirely and creating significant privacy issues, not to mention a dramatic reduction in property values.

The Alexandrina Council - as well as a majority of residents in our Golf Course Estate and in the wider township area - are strongly opposed to the proposed Code Amendment which has the potential to allow for the scope of development that [REDACTED] clearly intends to pursue. His already declared intention to create many more housing blocks on golf course land will destroy the tranquil and natural beauty of the area and in doing so will only serve to make significant profits for one party – [REDACTED] and his partners - at the cost of a whole community.

Therefore, I do not support the Code Amendment. I ask for you to protect our current zoning - to retain NEIGHBOURHOOD zone for the existing housing on the Estate and RECREATION zone for the existing 18-hole golf course. By saying NO to the proposed 'Golf Course Estate' and restoring the original zoning under which our homes were approved, you will enable the residents on the Golf Course Estate to ensure our highly valued neighborhood is protected into the future and to ensure that our existing golf course is retained for the benefit of the local and broader community.

Keep '**Neighbourhood**' zone for the existing housing  
and '**Recreation**' zone for the existing golf course.

Yours sincerely

John McKenzie

[REDACTED]  
Mount Compass 5210  
[REDACTED]

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 7:22:50 AM  
**Attachments:** [x.doc](#)

---

To whom it may concern

Please find attached a submission relating to the Code Amendment for the Mt Compass Golf Course.

regards

John McKenzie

John McKenzie  
[REDACTED]  
Mount Compass  
SA 5210

22/10/2021

To the Consultation Team of the Attorney General's Department regarding the Mount Compass Golf Course Estate Code Amendment proposal

**There is more at stake here than just preserving the 18-hole golf course.**

As a local Mount Compass resident, I am concerned that the Code Amendment does not state clearly enough how it will protect the many things that go to making the Golf Course Estate so special.

Mount Compass Golf Course Estate is currently zoned Neighbourhood and Recreational.

Previous to Phase Three of the new planning code in March 2021, Alexandrina Council was the main authority on planning and development.

The 11 Feb 2021 Alexandrina Council Development Plan was the last before the new planning code, and was similar to previous editions.

Transferring to the new code is intended to be on a like-for-like basis – meaning, development that could be done in 2020 should be exactly like what could be done under the new code in 2021.

Until now

the golf estate fell under the Mount Compass Golf Course Policy Area 20 with the objectives of :

1. primarily accommodating recreational land use activities, complemented by low-density residential development
2. 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
3. detached dwellings at low densities in keeping with the country living character 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
4. views and clear outlooks across the landscape of the policy area are important

How will the Code Amendment protect these key aspects of the Mount Compass Golf Course Estate?

Furthermore, how will the new Code Amendment serve to protect the fragile swamps and wetlands, the endangered birds and fauna, the precious aquifer, and the local wildlife – while also preserving the small-town community who already live here and value our township so highly? Sadly, the Code Amendment will NOT protect these things – but instead will allow a single individual to pursue his relentless and destructive plans for personal profiteering while our beautiful township is destroyed.

I ask you to consider these concerns.

Keep 'RESIDENTIAL' for the existing housing and 'RECREATION' for the existing golf course and NO to a change to the current 'GOLF COURSE ESTATE'

John McKenzie  
[REDACTED]

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Monday, 4 October 2021 4:16:03 PM  
**Attachments:** [MCCA John McKenzie.docx](#)

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To Whom it may concern,

Please find attached a submission in relation to the Mount Compass Golf Course Estate Code Amendment.

Yours Sincerely  
John McKenzie

[REDACTED]

# John Townley

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Saturday, 16 October 2021 7:02:47 PM

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To whom it may concern,

Thank you for the opportunity to comment on the Mount Compass Golf Course Estate Code Amendment proposal.

As a resident of Mount Compass, I am strongly opposed to this proposed amendment in its current format.

I understand that the owner of the land is claiming that, as a result of the current zoning, his land value has decreased significantly and he may be forced to close the golf course and sell the land. None of the residents want this outcome. However, we need assurances that the golf course (which is a central part of our town's character) will be preserved. Based on the words of the owner, when asked about his intentions for the land by a Parliamentary committee, I cannot support the rezoning if it would allow him to extensively develop the land.

*Excerpt from Parliamentary committee witness statement:*

*Owner: I bought it as a residential site, not as a golf course.*

*Parliamentarian: Then the golf course would go?*

*Owner: Correct.*

I would support the rezoning to Golf Course Estate only if there was a written condition that it must remain an 18-hole course, which would have the effect of minimising future development of the site to a scale in line with the residents' wishes and values. This condition should satisfy both the owner, who would see his land value restored, and the residents, who would gain peace of mind with the assurance that the town's character and our beloved golf course will be protected long into the future.

Kind regards  
Josh Townley

[REDACTED]

## Judy Grindle

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission not to have the Mt Compass zoning changed  
**Date:** Thursday, 21 October 2021 7:35:38 PM  
**Attachments:** [Mt Compass School Swamp 1.JPG](#)  
[Mt Compass School Swamp 2.JPG](#)  
[Mt Compass School Swam 3.JPG](#)  
[Mt Compass Flora 1.jpg](#)  
[Mt Compass Flora 2.jpg](#)  
[Mt Compass Flora 3.jpg](#)  
[Mt Compass Flora 4.jpg](#)  
[Fleurieu Swamps 1.JPG](#)  
[Fleurieu Swamps 2.JPG](#)  
[Fleurieu Swamps 3.JPG](#)  
[Fleurieu Swamps 4.JPG](#)  
[Environmental Water Disturbances.JPG](#)  
[Map of Mount Compass Swamps.JPG](#)

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Reference Mount Compass Golf Course Code Amendment.

We have lived in Mount Compass since 2003. Having built our home here, raising our children and we have been involved in the local community since that time. We purchased our land here because of the open space, tranquility, fresh air, and sense of community. The very fact that our block of land was part of the golf course estate area with protections in place not to have the golf course developed upon was a major reason why we purchased here.

Our children attended the local school and due to their studies of the wetlands which adjoins the school, we were made even more aware of just how special our area is.

Approximately 170 native plant species grow in and around these swamps, almost half of which are either rare or threatened. The swamps are also habitat for several threatened species of animals some of which live on the fragments of habitat that remain.

The ecosystem is already fragile and any further development is likely to have a detrimental impact.

I strongly believe the golf course should stay as recreational as is and not changed in any way so that the environment can be protected for future generations.

Judy Grindle

[REDACTED]

Phone [REDACTED]

Please find attached some very informative information from local Mount Compass resident Grant Gartrell regarding the negative environmental impacts the new proposed Mount Compass Golf Course housing development will cause on the Mount Compass Swamps.

Please also find more information and attachments about the important environmental significance of the Mount Compass Swamps.

The 3 Mount Compass Conservation Swamps/Wetlands are:

Mount Compass School Swamp (corner Victor Harbor and Arthur Roads on the attached map)

Stipiturus Conservation Park (green area left on the attached map)

Hesperilla CP - Square Waterhole Swamp (green area at 'A13' on the attached map)

The Mount Compass Swamps are nationally listed as Critically Endangered Ecological Communities.

Mount Compass and its Wetlands are home to native endangered flora and fauna which are found nowhere else in the world including:

Mount Compass Oak Bush (*Allocasuarina robusta*) (as per attachment information)

Marsh Gum (*Eucalyptus paludicola*) (as per attachment information)

Southern Emu Wren (*Stipiturus malachurus intermedius*) (as per Reference Link): [http://www.gwlap.org.au/wp-content/uploads/2016/04/4\\_Mount-Lofty-Ranges-Southern-Emu-wren.pdf](http://www.gwlap.org.au/wp-content/uploads/2016/04/4_Mount-Lofty-Ranges-Southern-Emu-wren.pdf)

In addition to the Southern Emu-Wren, the Stipiturus Conservation Park has another 20 threatened plants and animals, including the southern brown bandicoot.

With less than one per cent of the permanent wetlands of the Mount Lofty Ranges remaining, the swamps of the Fleurieu Peninsula are nationally listed as a critically endangered ecological communities. Critically endangered flora and fauna are protected by the Federal Environment Protection and Biodiversity Act 1999.

The Mount Compass School Swamp is a heritage listed fresh water swamp and a crucial part of the Mount Compass Area School Environmental Education and Nature Play Curriculum for students. The Mount Compass Swamps play an important role in improving water quality and flow. Any hydrological disturbances have the most potential for irreversible damage to swamp systems including changes to groundwater and surface water levels, direct water extraction from drains, pump stations and bores, partial or complete drainage and water diversion, etc. The Australian Curriculum identifies Sustainability as a cross-curriculum priority, which means it is embedded in all learning areas. (as per attached information and Reference Link): <https://compassas.sa.edu.au/environmental-ed-and-nature-play/>

The Mount Compass and Fleurieu Wetlands are significant for both indigenous

culture and biodiversity. Caring for country is embedded in Indigenous spiritual beliefs and Indigenous elders and scientists share knowledge of the Fleurieu Swamps on Ngarrindjeri country. The heritage of the Ramindjeri and Warki clans of the Ngarrindjeri nation in South Australia, include the Fleurieu Peninsula swamps and waterways. (as per attached information and Reference Link):  
<https://www.abc.net.au/news/science/2021-05-28/indigenous-knowledge-values-relearnt-from-elders-and-scientists/100152406>

More informative Links about the important environmental significance of the Mount Compass Swamps/Wetlands:

<https://www.landscape.sa.gov.au/hf/news/190612-swamp-fest>

<https://www.victorharbortimes.com.au/story/4656013/conservation-fun-at-stipiturus-park/>

## Judy Grindle C/o Iain Grindle

**From:** [REDACTED]  
**Subject:** Submission against the change in zoning for the Mt Compass Golf course.  
**Date:** Thursday, 21 October 2021 7:35:31 PM  
**Attachments:** [DIT:PlanSA Submissions](#)  
[Mt Compass School Swamp 1.JPG](#)  
[Mt Compass School Swamp 2.JPG](#)  
[Mt Compass School Swamp 3.JPG](#)  
[Mt Compass Flora 1.jpg](#)  
[Mt Compass Flora 2.jpg](#)  
[Mt Compass Flora 3.jpg](#)  
[Mt Compass Flora 4.jpg](#)  
[Fleurieu Swamps 1.JPG](#)  
[Fleurieu Swamps 2.JPG](#)  
[Fleurieu Swamps 3.JPG](#)  
[Fleurieu Swamps 4.JPG](#)  
[Environmental Water Disturbances.JPG](#)  
[Map of Mount Compass Swamps.JPG](#)

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Our children attended the local school and due to their studies of the wetlands which adjoins the school, we were made even more aware of just how special our area is. Approximately 170 native plant species grow in and around these swamps, almost half of which are either rare or threatened. The swamps are also habitat for several threatened species of animals some of which live on the fragments of habitat that remain.

The ecosystem is already fragile and any further development is likely to have a detrimental impact.

I strongly believe the golf course should stay as recreational as is and not changed in any way so that the environment can be protected for future generations.

Judy Grindle

[REDACTED]

Phone [REDACTED]

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[http://www.gwlap.org.au/wp-content/uploads/2016/04/4\\_Mount-Lofty-Ranges-Southern-Emu-wren.pdf](http://www.gwlap.org.au/wp-content/uploads/2016/04/4_Mount-Lofty-Ranges-Southern-Emu-wren.pdf)

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With less than one per cent of the permanent wetlands of the Mount Lofty Ranges remaining, the swamps of the Fleurieu Peninsula are nationally listed as a critically endangered ecological communities. Critically endangered flora and fauna are protected by the Federal Environment Protection and Biodiversity Act 1999.

The Mount Compass School Swamp is a heritage listed fresh water swamp and a crucial part of the Mount Compass Area School Environmental Education and Nature Play Curriculum for students. The Mount Compass Swamps play an important role in improving water quality and flow. Any hydrological disturbances have the most potential for irreversible damage to swamp systems including changes to groundwater and surface water levels, direct water extraction from drains, pump stations and bores, partial or complete drainage and water diversion, etc. The Australian Curriculum identifies Sustainability as a cross-curriculum priority, which means it is embedded in all learning areas. (as per attached information and Reference Link): <https://compassas.sa.edu.au/environmental-ed-and-nature-play/>

The Mount Compass and Fleurieu Wetlands are significant for both indigenous culture and biodiversity. Caring for country is embedded in Indigenous spiritual beliefs and Indigenous elders and scientists share knowledge of the Fleurieu Swamps on Ngarrindjeri country. The heritage of the Ramindjeri and Warki clans of the Ngarrindjeri nation in South Australia, include the Fleurieu Peninsula swamps and waterways. (as per attached information and Reference Link): <https://www.abc.net.au/news/science/2021-05-28/indigenous-knowledge-values-relearnt-from-elders-and-scientists/100152406>

More informative Links about the important environmental significance of the Mount Compass Swamps/Wetlands:

<https://www.landscape.sa.gov.au/hf/news/190612-swamp-fest>

<https://www.victorharbortimes.com.au/story/4656013/conservation-fun-at-stipiturus-park/>

## Spirits and mythological creatures

There are a number of stories that Aboriginal peoples use to explain how the Fleurieu Swamps and surrounding lands were formed and how it should be managed. Lessons learned from project research emphasise the importance of overlapping environmental, cultural and spiritual values for Aboriginal people.

Each family group has their own **Ngartji** including species such as the swamp wattle, long-neck turtle, black swan, eagle and wild dog. Warki/Ramindjeri Elders Nita McAdam and Colin Koolmatrie, who grew up in the Coorong, shared a story of a water spirit known as Mulyawonk. This story teaches children water safety and respect for the fishes of the rivers, lakes and swamps.

The creation of water points and springs around the Fleurieu coast is explained by **Tjilbruke**, a story that is pivotal to the creation stories of the Kurna people, and is shared with neighbouring language groups including the Ngarrindjeri clans. When the glossy ibis is seen on a swamp it reminds us of the end of Tjilbruke's quest and of Aboriginal laws, the links between coastal and inland water, and the importance of not breaking the law.

Another myth concerning the creation of fire and its control ends with **Croom** the Musk Duck Ancestor shaking his wings to shed the water that settled as swamps and lakes. Larger water bodies around swamps often have musk duck in spring – reminding us of this story.

***Ngartjis** are indicators of the health of the lands and waters.  
To care for **Ngartji** is to care for country.*

Indigenous knowledge combines cultural and spiritual beliefs, social norms, and customary practices that value plants, animals and natural phenomena

© Nicole Motteux, 2021



For Aboriginal peoples, water spirits and mythical creatures are just as much part of swamp biodiversity as plants and animals. To integrate these different values, Aboriginal people use their **Ngartji**. This is more than a close friend, it's something that is very close to you and your wellbeing.

## Food Plants

Charcoal and pollen studies suggest that Aborigines deliberately burned Fleurieu Swamps during between 4000 and 8000 years ago. Fleurieu Swamps support a large range of reeds, rushes and sedges that provide food, especially in spring and early summer. The roots or rhizomes were dug, washed and eaten fresh or roasted in a fire. Bulrush was a particularly important food plant for Aborigines. Many species of native orchids growing in and around Fleurieu Swamps have an edible tuber that is fresh in spring and easily dug up with a stick. Now these plants are endangered and fully protected.

Other food plants used by Aborigines and found in and around Fleurieu Swamps are wattle trees. Wattle trees, particularly Swamp Wattle (Wirilda) and Golden Wattle, were used for edible gum and seeds, both green and dry. Early records describe Aboriginal people roasting wattle gum in the fire before eating it, often with meat as we might use bread today.



1. Slashing, upper Yankalilla River catchment.



2. Vegetation clearance (graded and drained).

**Plate 4.8. Examples of vegetation destruction in Fleurieu Peninsula swamps.**

## Hydrological disturbances

Wetlands are by definition reliant on the presence of water and the maintenance of natural inundation regimes. Hydrological disturbances therefore have the most potential for irreversible damage to swamp systems. Wetlands on the Fleurieu Peninsula have been subjected to intensive alterations since agricultural development of the region including, drainage, diversion for pasture and livestock production and extraction (MLRSEW Recovery Team, in prep a). Section 1.2 of this report discusses general hydrological disturbances of Fleurieu Peninsula wetlands as identified in previous literature.

A number of threatening processes relating to the hydrology (both groundwater and surface water) of wetlands were identified through the wetland inventory (refer to Figure 4.25). These include:

- Drainage and water diversion – complete or partial drainage and water diversion (Plate 4.9 - 1 & 2);
- Dams – upstream, downstream or within the wetland (Plate 4.9 - 3);
- Erosion caused by changed water levels – both channel erosion and bank erosion (Plate 4.9 - 4 & 5);
- Changes in groundwater levels – lowering or drying of watertables (Plate 4.9 - 6);
- Direct water extraction – drains, pump stations, and bores;



## Medicinal Plants

Plants feature prominently in Aboriginal remedies chiefly used to relieve symptoms such as fever, congestion, headache, skin sores, tired or swollen aching limbs and digestive problems. Aboriginal people moved seasonally through different habitat zones in the landscape, which meant that it was necessary for them to possess knowledge of a broad range of remedies and plant seasonality. Analysis of the historical records shows plants were important sources of medicines, although the exact species involved is generally poorly recorded.

In and around the Fleurieu Swamps important medicinal plants included the leaves of tea trees for inhalants and rubs; and gum as a chewed digestive from golden and swamp wattle trees. Swamp herbs used for medicinal purposes included native pennyroyal, slender mint and common reed.



## Materials

Early European settlers described Aboriginal people making string from the rushes and sedges that grew in Fleurieu Swamps and soaks. They said Aborigines first split the rushes, extracted the pithy centre, and then plait this material into string and ropes for "fishing lines and other things". They also separated the pith into smaller sections and plaited these together to make long ropes, which were used to tie up their belongings when moving from place to place.

The dry, straight stems of the Common Reed were used as a light spear shaft while the thin, straight hardwood of tea trees, especially Silky Tea Tree around swamps, were used for spears and spear tips.

Glacial and fluvio-glacial, quartzite, cobble stones are recorded as having been used as sharp-edged tools. The smooth pebbles, often associated with Fleurieu Swamps which mostly follow ancient glacial and fluvio-glacial valleys, were split to make a sharp edge for use in a wide range of purposes.





## ABORIGINAL KNOWLEDGE AND VALUES IN FLEURIEU SWAMPS

*Aboriginal people want to contribute to caring for the land and water of their ancestors. They are walking forward together to relearn, share and action traditional knowledge and values for the restoration and conservation of Fleurieu Swamps.*

Fleurieu Peninsula Swamps are water-dependent ecosystems that support diverse plant and animal life. The swamps are some of the most biodiverse and productive habitats on earth and important to the survival of many rare and endangered species. Although the scientific values of Fleurieu Swamps are well researched, little is known about the Aboriginal knowledge and values of the swamps.

The **Hills and Fleurieu Landscape Board** supported a project to enable Warki, Ramindjeri and Ngarrindjeri Aboriginal people to re-engage with Fleurieu Swamps and their near surrounds, share their knowledge and values linked to those landscapes, share information from less accessible published records and provide resources that can be shared with landholders managing swamps.

The project was also designed to start a process of re-learning and sharing Aboriginal knowledge and values to encourage more people to restore and conserve Fleurieu Swamps. The project was implemented by Kula-Tind-Jeri between spring 2020 and winter 2021.



*It is better to know a little bit that is correct than a lot that is incorrect. It is easy to grasp information that is incorrect. What is important here is learning it slowly and getting it right.*

*Mark Koolmatrjie – project leader, Kula-Tind-Jeri*

## Food Animals

Fleurieu Swamps are rich habitat for birds, reptiles, rodents, fish and yabbies. The nests of larger birds such as ducks, swans, ibis and swamp hens yielded eggs in late spring and early summer. In addition, some birds such as Pacific Black Duck, Purple Swamp Hen, Black Swan are were used for meat. Swamps also provided habitat for snake-necked turtles and water rats, which were also used for meat.



## Other Values

When the coastal areas dried out in summer and fresh, surface water from the *Tjilbruke* coastal springs dried up, the inland swamps and Finniss River provided secure fresh water. The middle of Fleurieu Peninsula, where the swamps formed with secure fresh water are at the boundary of several language groups and so was a space for meeting, trading and sharing. Access to secure water, as well as abundant birdlife and plant foods provided a safe and peasant meeting place particularly in drought years such as during a La Niña event.

## Next steps

Caring for Fleurieu Swamps will be strengthened if Aboriginal people re-learn knowledge to contribute cultural and spiritual practices that support biodiversity conservation for the benefit of future generations, landholders and all Australians. A fundamental pillar emphasised by Mark Koolmatrie is the importance of learning quality knowledge to preserve Fleurieu Swamps.

It was agreed by everyone at project field days that the Aboriginal Knowledge and Values for Fleurieu Swamp Species project is an important first step to recover knowledge and stories for all Australians, and future generations of Aboriginal people. This information creates an opportunity to reunite people and to relearn stories of plants and animals, of connections to land, and dreaming stories.

"Of course, we are in a different time, before it is lost completely. The door is open now," said Mark Koolmatrie.

It is time-critical, as the Elders at the field day still hold some of the stories and understand their value. If they are not passed on now it will be too late.



Victor Harbor Rd

Mount  
Compass

Nangkita Rd

Mount Compass  
Golf Course

Stipiturus

A13

Cleland Gully Rd

Goolwa Rd

A close-up photograph of several brown, woody cones of a Marsh Gum tree. The cones are clustered on a branch and have a distinct circular opening at the top. The background is a soft, out-of-focus green.

Top: Marsh Gum is only found on the Fleurieu Peninsula and Kangaroo Island and is one of Australia's rarest gums.

Below: Mount Compass Oak-bush only grows on the Fleurieu Peninsula around Mount Compass, Yundi and Hindmarsh Valley.

A large, semi-transparent circular graphic overlay in a light green color, containing text. It is positioned in the lower right quadrant of the image.

## HELP SAVE THE FLEURIEU'S RARE LOCAL FLORA

A close-up photograph of several greyish-brown, textured cones of a Mount Compass Oak-bush. The cones are clustered on a branch and have a bumpy, scale-like surface. The background is a soft, out-of-focus green.

*The Fleurieu Peninsula is home to native plants found nowhere else in the world!*

# GET TO KNOW MOUNT COMPASS OAK-BUSH

Mount Compass Oak-bush (*Allocasuarina robusta*) is an endangered shrub, only found in the Mount Compass and Hindmarsh Valley areas. There are just over one thousand of these plants remaining in the wild. It is almost entirely found on roadsides because most of its habitat has been cleared.



## *What does it look like?*

Mount Compass Oak-bush is a dense shrub, usually over head height, with smooth segmented needle-like leaves. It produces stalkless, rounded cones along its branches.

There are several other oak-bush species that grow in different habitats on the Fleurieu, which can be difficult to tell apart.

## *Where does it grow?*

**Mount Compass Oak-bush grows in wet low-lying areas** with loamy soils, usually near the edges of watercourses and swamps. It most often grows in Swamp Gum woodland with other shrubs like Prickly Tea-tree, Honey-myrtle, Blackwood, Silver Banksia and Grass-trees.

## *Why is it endangered?*

Land clearance has severely reduced the habitat of Mount Compass Oak-bush. It is also **very palatable to livestock**, which means it rarely survives in paddocks. As a result the oak-bush is mainly left on roadsides where it is **at risk from roadworks, clearance and herbicide spraying**. Remaining habitat is also usually infested with weeds such as Phalaris, Kikuyu, Pines, Gorse, Blackberry and Broom. Seedling regeneration is almost non-existent and most plants are very old.

# HOW YOU CAN HELP SAVE THESE SPECIES

Marsh Gum and Mount Compass Oak-bush are both listed as endangered species and protected under Federal legislation. A recovery program has been set up to conserve these species.

## *Do you own a property with Marsh Gum or Mount Compass Oak-bush?*

We want to know if you have these species on your property.

Together there are many ways we can help protect these species including:

- 1. Fence off habitat to protect these plants from grazing**
- 2. Control weeds using careful techniques that minimise damage to native vegetation**
- 3. Get involved in the planting program**

Support for these activities is available from your Natural Resource Management Board, the Goolwa to Wellington Land Management Program, and the Department for Environment and Natural Resources.

## *Get involved in the planting program*

If you own a property with suitable habitat then you are encouraged to get involved in the planting program.

You can also volunteer to be part of community planting events which are taking place in conservation parks.



Above: Preparing a planting site in Stipiturus Conservation Park.

## *Roadsides are important*

Roadsides provide the last remaining habitat for many rare plant species. It is important that roadside vegetation is protected and managed carefully. Particular care is needed when spraying weeds in roadside vegetation.

## *Wetlands provide valuable habitat*

A large number of rare and endangered plants grow in Swamps of the Fleurieu Peninsula. These habitats are nationally recognised as endangered ecosystems and are protected under Federal legislation.

## CONTACT US

If you are interested in getting involved please contact us on 8550 3400 or send us an email at [DENRThreatenedWildlife@sa.gov.au](mailto:DENRThreatenedWildlife@sa.gov.au)

For more information please visit our website [www.environment.sa.gov.au](http://www.environment.sa.gov.au)



Government of South Australia





# Water monitoring

This pond is one of three sites where students regularly collect water samples to test. Testing water quality allows us to see the impact human activities are having on the swamp and its inhabitants.

## What is tested?

**pH:** how acidic the water is. If the pH is too high or too low, it can affect the plants, animals and soils.

**Salinity:** how salty the water is. Very salty water makes it difficult for plants to grow.

**Turbidity:** how murky the water is. High turbidity means lots of sediments are entering the water due to land disturbance.

**Nutrients:** phosphate and nitrate levels. High levels can cause algae to grow, which affects the amount of oxygen in the water. Phosphates and nitrates come from fertilisers.

**Macroinvertebrates:** how many different types of bugs and insects are living in the water. Some macroinvertebrates are more sensitive to pollutants and so are good indicators of water quality.

Water monitoring kits are available to borrow from Natural Resources Centres at Murray Bridge and Strathalbyn.

92673



Natural Resources  
SA Murray-Darling Basin



Conservation  
Council SA



## Goolwa to Wellington Local Action Planning Association Inc.

12 Sep 2017 · 🌐



We are very honoured to be awarded the Australian Government Partnerships for Landcare Award at the 2017 State Community Landcare Conference. This is for the fantastic collaboration achieved in the Fleurieu Swamps Project with NR SAMDB ConservationSA Mount Compass Area School National Landcare Programme #landcare #landcaresa Landcare Association of SA #LASAConf2017





## **OUR SWAMP . . . .**

The Mount Compass School Swamp is a heritage listed freshwater swamp dominated by dense shrubby vegetation, and forms part of the Fleurieu Peninsula Swamps. The Fleurieu Peninsula Swamps are a unique and endangered ecosystem that provides habitat for many animals and plants. It also plays an important role in improving water quality and flow.

The 500 m boardwalk provides safe, easy access to the swamp. The boardwalk meanders through the shrub vegetation, over both wet and dry areas.

The 4 hectare swamp is home to several endangered species (Coral Fern, Emu Wren, Southern Pygmy Perch and Mount Compass Oak Bush) and the Interpretative Centre provides an outdoor classroom for others schools to also use for Eco-Learning initiative.

# GET TO KNOW MARSH GUM

Marsh Gum (*Eucalyptus paludicola*) is an endangered eucalypt only found on the Fleurieu Peninsula and Kangaroo Island. **There are only about seven hundred of these gums remaining in the wild.** It is almost entirely found in paddocks and roadsides, usually in small stands of trees.



## What does it look like?

Marsh Gum is single or multi-trunked tree, usually with smooth grey or cream bark, but it can have rough bark on the lower trunk especially on larger trees. Its gum nuts are held in clusters of up to seven. The flowers are white and usually bloom between July and November.

Marsh Gum may be confused with other eucalypts, especially Cup Gum and Swamp Gum.

## Where does it grow?

Marsh Gum usually grows in wet low-lying areas and broad gullies with loamy soils, **often around watercourses and swamps.** It usually grows with other eucalypts like Swamp Gum and Cup Gum. Understorey plants often include Prickly Tea-tree, Blackwood, Swamp Wattle and a variety of rushes and sedges.

## Why is it endangered?

Land clearance has reduced the habitat of Marsh Gum. **It is mainly found in paddocks and roadsides.** Most remaining habitat is infested with weeds such as Blackberry, Broom, Phalaris, Pines, and Gorse. The health of Marsh Gums in paddocks is often poor as a result of grazing pressure, increased nutrients, herbicide drift, and soil degradation. **Seedling regeneration is scarce** due to grazing and weed competition.



Left to right - Cup Gum, Marsh Gum, and Swamp Gum.

# Katja Buyst

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Submission-Mount Compass Golf Course Estate Code Amendment  
Thursday, 21 October 2021 4:00:24 PM

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21 October 2021

Katja Buyst  
[REDACTED]

I would not like the Mount Compass Golf Course area to be rezoned.

The residents who bought within the golf course estate did so to live in an open space, with great views, and low traffic. This is the way it has been advertised and marketed from the very beginning.

The roads around there have not been designed to cope with the increased housing that extra housing would create. It seems very clear that the current owner as a developer would want to put extra houses there.

Please do not make an amendment that would mean the area becomes a Golf Course Estate Zone, just leave it as it is.

Thank you,  
Katja Buyst

## Keith Hale

**From:**   
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Wednesday, 20 October 2021 10:07:58 AM

---

as a resident of Mount Compass and member of Mount Compass Golf Club, i do not support the change in zoning, keep Neighbourhood zone for the existing housing and Recreation zone for the existing golf course, Any change would cause mass environmental problems,our infrastructure cannot possibly cope with the influx of 5-6 hundred houses in our area, the resulting traffic burden would make access to Victor Harbor Road a nightmare, not withstanding the loss of our current golf course. a verified gem according to golfers of all standard. The current owner has already clearly stated his intent to develop the land for his own personal wealth and inevitably will move on leaving our issues in his wake.Please be aware his intentions will not be of any benefit to our Golf Course as it currently exists nor will it help our township.

## Kerri Vowles

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Zoning  
**Date:** Tuesday, 12 October 2021 10:33:38 AM

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Hello,

I am writing to say that I DO NOT support the change in zoning proposed for Mount Compass and that it must stay as it is.

We believe that a change in zoning would have detrimental impact on the environment, such as the local wetlands. We are also concerned about medium or high density residential housing and small blocks which would affect the views and character of the Mount Compass township. We also believe that Mount Compass does not have the infrastructure (including roads, health services) to support a big increase in population.

Thank you for the opportunity to contribute to the decision making process.

Kid regards,

Kerri Vowles

[REDACTED]  
[REDACTED]  
[REDACTED]

# Kevin Boyce

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 9:04:46 AM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Kevin

Family name: Boyce

Organisation: resident

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am totally against the proposed rezoning of Mount Compass ! It does not have the infrastructure, it would ruin our town as we know it. The local native wildlife and environment would suffer greatly. Also, we do not have the water to support such a change given the proposal for over 600 houses to be built, on top of more business properties. The increase in traffic in this area would be another problem. Please leave our lovely little community as it is, and don't pander to rich business, who just want to make oodles of money & move on to another town to ruin !!!

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sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Kevin Smith

To plan SA

13/10/2021

Ref: Mount Compass Code Amendment

Firstly, I find it extremely frustrating that the proposed changes are causing so many unwanted issues, our lives have become a constant battle with [REDACTED] with his business ideas

1. The ongoing issues with the water supply and over pricing when the rest of Australian water pricing is reducing [REDACTED]s trying to increase his billing by excessive amounts!
2. The golf course and housing rezoning issues!

My wife and myself have lived in Mt Compass for about 15 years. We built our home as owner builders in this wonderful town, we moved our family here from McLaren vale as we were feeling the affects of the population increase and desired that country peaceful lifestyle again! Our family love being part of a small country town where people no you by name when you walk in the shops or walk down the street, that wonderful feeling of being part of a community. If the changes were to go ahead as [REDACTED] wants, it would ruin this forever, The impact this would have on this small township, environment and the wildlife will be irreparable!

(ENDANGERD) In and around Mt Compass there are more than twenty rare and critically endangered species of flora and fauna and are close to extinction. The southern Emu Wren and the Brown Bandicoot just to name a two! One of the reasons they are endangered is due to predators, cats, dogs, and foxes. If we allow more housing here then there will be an increase of pets and adversely more devastation to our endangered species.

(Eco System) The home of these little critters is at risk to. The creeks and swamps the source of their food and where they breed will be put in extreme danger from excessive pollution, the more population the more Effluent, fertilisers pest asides, more cars, fuels, carbon emissions and soap that goes into the stormwater drain from washing cars and driveways etc.

(Mortality) It is with great sorrow while I was writing this a new joey was hit by a car on George Francis Drive. The body of the joey had to be removed from the sister and mother who were in distress and standing next to the deceased joey! About six weeks prior I removed a deceased Kangaroo from the middle of Author rd. I checked the females pouch and removed a deceased baby joey! My fear is More people more mortality! This is a very fragile area where we have nature on our doorstep, we have the Echidnas, Lizards, Frogs, and local kangaroos eating and moving around our gardens, on the footpaths and on the roads. If you have been to a national park where you get to be with and feed the kangaroos that is what we have right on our doorsteps! and is one of the reasons we chose to live here.

(Mental Health) We all need a place to unwind a place to relieve ourselves of the burdens of work and stress, both my wife and I have been impressed and surprized by the increased amount of people who now attend the golf course every day, rain or shine. I know how important it is for people to have somewhere to come and hit that little white ball and find a way of amusement and stress relief. We support charities like Beyond Blue, RUOK, Black Dog Institute and Reachout and believe that most people who play golf do so for the relief of stress and pressures of work. Golf is one of those sports that helps with mental health and stress! I am truly afraid that if [REDACTED] gets his way, he will eventually build 680 high density houses on the golf course. He has mentioned that he bought the golf course for development and not a golf course! So, I urge you to please consider everything my wife myself and the community is trying to ask of you! Keep the golf course just that! Golf course (Recreational) and housing (Neighbourhood) Yours Faithfully K & J Smith

# Kim Champion

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 7:51:30 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Kim

Family name: Champion

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments: I have recently bought a property in Mount Compass and am concerned to hear of the proposed change to the golf course zoning. After reading the proposal and doing some research I am not convinced that the re-zoning serves any purpose other than to make the owner of the gold course money. His goal is to maximise his profits by developing his land into residential housing not to build a bigger prosperous community within the town. Since moving here a few weeks ago it is clear to me that the locals value the natural landscape, the local native flora and fauna, and have all the amenities they could possibly need within an easy drive to other areas such as Victor Harbor or Aldinga. While there is a need for more housing within the state, it should not come at the expense of the natural landscape, or the local residents and wildlife by building high density housing in small rural areas. The owner of the golf course has already shown his disregard for the local area by monopolising the water supply of the golf course estate and charging excessive amounts to consumers, why should he be allowed to further his hold on the area while lining his already big pockets?

Furthermore, many properties such as mine are not on mains water and rely on the water table to service our properties and livestock, this is an area that has successfully farmed for many years, will there be any considerations made to the inevitable depletion of the water table should the population of the area increase significantly? And what about the infrastructure of the town? If the development goes ahead, there needs to be significant consultation with all stakeholders on any further developments that will be planned to help cope with such an increase to the population, such as better roads, bigger schools and more health services. We also need to have environmental and wildlife experts consulted to determine what impacts will be had on local wildlife as these will be unavoidable and significant.

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sent to  
proponent  
email: plansasubmissions@sa.gov.au

# Kristine Osmand

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate  
**Date:** Thursday, 21 October 2021 11:12:47 AM

---

Sent from [Mail](#) for Windows

Dear Sir/Madam

I am writing to you to say PLEASE STOP S.CONNOR DEVELOPING THE MOUNT COMPASS GOLF COURSE. My husband and I bought our house in MOUNT COMPASS 25 years ago , there were many reasons for buying here. The beautiful small community to raise our family , the school and the beautiful Mount Compass Golf Course. The development of the course would destroy all reasons for living here and I believe the value of properties would crash. Mount Compass has grown considerably in the last 25 years and not all for the good of the town. The Golf Course has always been amazing , and S.Connor should sell the course to someone who wants a golf course and leave our town alone.

Where will he get the water from for 600 houses , bush fire safety Must be a concern on dealing with Connor he is a man that cannot be trusted

Kind regards

Kristine Osmand

Very Concerned Resident

## Kylie & Dan Howlett

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 9:11:10 PM

---

To Anita Allen,  
Director, Planning and Development

Re; Mount Compass Golf Course Estate Code Amendment

I am contacting you to loudly voice both my and my husband's opposition for the proposed changes to the region of land known as the Mount Compass Golf Course Recreation Zone.

Two years ago, my husband and I were living in Port Noarlunga South on Commercial Road. We had been there for close to 11 years. During that time, we had had to live through the 'South' development which took place opposite where we lived. Not only did we lose our view of the sheep paddocks opposite, but during the time the development was built, we had issues with rodent infestations; constant truck noise and dust. Once the estate was complete, we had an increase in graffiti on our front fence, and an increase in crime - our neighbours were broken into twice. We had to invest in roller shutters to block the increased traffic noise and secure our home, and we could no longer have our front door or front windows open because of the noise. When the estate was announced further down Commercial Road (I'm sure you are familiar with the Hickinbotham development), my husband and I had decided we had had enough. We moved from the convenience of being 3 minutes to work, 4 minutes to our parents, 10 minutes to Colonnades, and 5 minutes to public transport (handy when I was at Uni) and decided to move to Mount Compass. Mount Compass was a town that appeared to have minimal risk of large-scale development, while still having a small supermarket, a doctor's surgery and a petrol station. Housing was affordable, and the blocks were large. All we wanted was peace and quiet and space.

When we first moved to our house in Light Place, the first month or so I had trouble sleeping - it was too quiet! All I could hear was the blood rushing around my head! But within a short period of time, we both came to love our quiet little slice of heaven. One of the chief factors that drove our decision to relocate to a property on Light Place was also the notion that with the Sand Quarry behind us, and the Golf Course in front we were potentially safe from further development.

So, imagine our anger; our *rage*; at the notion that the Mount Compass Golf Course which had been a source of serenity for us is now under threat. Imagine our disgust that what we had thought to escape is now threatening to chase us up Willunga Hill and into the heart of where we sought refuge. What we had thought to have gained is now balanced on the whim of a greedy developer, and a callous government who is allowing this to go ahead, all for the sake of money.

At what point are we and our environment given quarter? At what time will money not drive decision making?

Have you seen the apparent development plan for 681 houses [REDACTED] created as a 'knee-jerk' reaction to the 'unfairness' of Alexandrina Council's effort to protect our local environment? 681 house blocks will literally double the current population of Mount Compass (actually more than double). When I first saw the plan, I felt physically sick. This is not an exaggeration. I looked up to my husband and both of us just slumped. We thought we had left this rubbish behind us.

In addition to our concerns regarding the doubling of our population should this code amendment be allowed; I have significant concerns regarding the water supply. While I'm sure it's not considered relevant to your department, the developer who owns the golf course also has control over our water supply via Compass Springs. While I have had no issue paying the slightly higher rates expected of us here, I find it ridiculous that we live in a first world nation without reliable water access.

Is your department aware of the shortcomings of our water supply? The fact that semi-regularly we have no water for almost half-a-day at a time? Have you ever not been able to shower before work? Or even flush a toilet?

How can our region provide a reliable water source to further development when our water supply is unreliable at the best of times?

Lastly, I would like to oppose any changes to the maximum building height adjustment. I mean really? Allowing someone to place medium to high density townhouses in a semi-rural zone? Surely this is a joke. Again, I query the governing bodies who would allow this change to take place; clearly, they are not going to share the consequences of this course of action or I am sure they would be vehemently opposed to these changes too.

To conclude, both myself and my husband are profoundly opposed to any changes to the current zoning that would allow the golf course to be removed at any stage in the future. We also oppose any changes that would allow retail, accommodation or any density housing to be built on the existing golf course as it currently stands.

I ask of you to not allow this amendment change to go ahead. I beg. For the sake of our home and the environment and the animals who share this area with us, I beg you to reconsider. The golf course must remain exactly as it is now.

I look forward to your response,

Kylie and Dan Howlett  
[REDACTED]

# Lea Beattie

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Monday, 11 October 2021 2:59:44 PM

---

Good afternoon

I write to advise my opposition to a proposed planning & development code amendment for Mount Compass Golf Course and surrounding area.

I moved to Mount Compass for its country lifestyle, peace, tranquillity and natural beauty, I now find this wonderful little township is in danger of losing the characteristics that make it so. The land developer involved in this proposal has shown no empathy or interest for my community. Common opinion among locals is he will take his money and run at the earliest opportunity after ruining our piece of paradise. Trust level within my community, towards both the Golf Course owner and State politicians involved in this disastrous plan is currently at seriously low level.

Doubling overnight the population of Mt Compass, would surely overwhelm every aspect of it's current infrastructure. Indeed my own water supply service (Compass Springs) is already demonstrably sub standard in both reliability and cost when compared to the same service provided by SA Water. This, despite considerable extra cost per annum. Every service provided needs competition so we dont get ripped off. No water again for several hours last week.

Addition of 600 plus houses etc, apart from its effect on an already struggling water supply, is definitely not in the best interests of the Mount Compass community.

I urge you to consider the existing flora/fauna and natural habitat, the amenities and country environment. Please do not enable or condone any action which threatens or results in its destruction or degradation. Please ensure its preservation for the benefit of our local community, local wildlife, the golfing fraternity, and all who enjoy everything the Fleurieu has to offer. I understand the developer has broken a previous undertaking he would not proceed with development adjacent to the intersection of Arthur Road and George Francis Drive if successful in his application for development of an additional 42 blocks at the end of George Francis Drive, some of which are currently being built on now.

There are elections coming up and we the people who live in Mount Compass will be sure to show our anger at the ballot box.

In summary to make my feelings clear:

I do not support removal of the existing pond and golf green on the corner of George Francis Drive and Arthur Road.

I do not support rezoning to "Golf Course Estate".

I support that the entire area encompassing the existing 18 hole golf course is zoned "Recreation" and all existing housing is zoned "Neighbourhood". The Mount Compass golf course is rated in the top few for the state of South Australia.

Regards

Lea Beattie

[REDACTED]

Mount Compass SA 5210

Phone mobile: [REDACTED]

# Lee Small

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 15 October 2021 3:01:03 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: lee

Family name: small

Organisation:

Email address: 

Phone number: 

Comments:

I write to you today to object to the mount compass golf course being rezoned from neighbourhood and recreation zone to golf course estate zone. The only way to protect the golf course in it's entirety is to keep it in it's current zoning of neighbourhood and recreation. The current owner says "it was zoned residential when i purchased it and i would not have bought it if it wasn't". This comment coming from an urban land developer insinuates that he bought the whole land for development. The local state government MP, the local council and the residents of Mount Compass don't want to lose the golf course, so the status quo must remain. I moved to mount compass for the bigger blocks, golf course views and fresh air. I did not move here to look at two story medium density housing with rat racing roads in another Seaford. I object to the removal of the maximum building height that currently exists in its entirety. There should be no 2 building levels and 9 metre buildings. You write that development should be sensitively integrated with open character, but want to build 2 story medium density buildings? Also can you explain what modest expansion of residential housing is? 6 houses 60 houses 600 houses? if the code amendment is changed the current owner with his wealth, experience and contacts will be able to flout any laws regarding a golf course estate to build as many houses as he can before selling up and leaving. I STRONGLY OBJECT to any code amendment and the zoning should remain Neighbourhood and recreation

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to  
proponent plansasubmissions@sa.gov.au  
email:

# Louise Nicholson

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 12:00:22 PM  
**Attachments:** [Plan\\_SA\\_Submission\\_Mount\\_Compass.pdf](#)

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Louise

Family name: Nicholson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Thank you for the opportunity to make a submission. This submission has been directly emailed to [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au) also. Kindest Regards, Lou Nicholson

Attachment: [Plan\\_SA\\_Submission\\_Mount\\_Compass.pdf](#), type application/pdf, 214.2 KB

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Louise Nicholson

Chief Executive  
Attorney-General's Department  
Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Friday 22/10/2021

Re: Mount Compass Golf Course Estate Code Amendment

To Whom It May Concern,

Thank you for the opportunity to submit feedback on the Mount Compass Golf Course Estate Code Amendment (the Amendment). I am a member of the public and share my council area, state and federal Government electorates with the residents of Mount Compass. I have had the privilege of coming to know many of the residents of the Mount Compass township over the past several months and have heard the views of many from within the Golf Course Estate, the Mount Compass Community Association and wider community.

The overwhelming sense, from those I have spoken to in Mount Compass, is a fear of significant further development of the Golf Course in Mount Compass by Owner and Developer, [REDACTED] of Capitoline Property Pty Ltd. [REDACTED] is an experienced Developer who has been involved in large projects in South Australia. He has demonstrated intent to significantly develop the Golf Course through a recent application to Alexandrina Council to subdivide the whole Golf Course into over 600 residential allotments. He later stated this application was a "purely defensive reaction". It would be reasonable to consider that similar future applications cannot be ruled out. Mount Compass currently has approximately 550 homes.

Whilst my understanding is that the local residents of Mount Compass are not opposed to development, the essence of their town, the rural sense, the landscape, environment, water security, identity and reason they have chosen to call Mount Compass home are at stake if Planning and Design Codes do not provide strong enough policies to protect these features from experienced Developers.

Hence-forth, I have carefully read each of the consultation and supporting documents provided in relation to the Amendment and wish to submit the following comments/feedback.

**Current zoning is appropriate**

The land in question was recently transitioned from Residential Zone (with 'Concept Plan Map Alex/13- Golf Course Development' and 'Mount Compass Golf Course Policy Area 20') to Neighbourhood Zone and Recreation Zone.

The two new zones (Neighbourhood and Recreation) reflect the characteristics of the existing residential area and the existing 18-hole golf course which, under the old Residential zone was protected by the 'Concept Plan Map Alex/13- Golf Course Development'.

Whether the new/current Neighbourhood and Recreation Zone borders exactly match the old Residential Zone and Concept Plan is unclear, but it has not been demonstrated to be certain that this significantly impacts the long-term viability and opportunities of the Golf Course.

### **Insufficient evidence to support immediate Code Amendment**

The stated intention of the current Amendment is to transition the zoning again, from Neighbourhood and Recreation to Golf Course Estate Zone, to *“help to preserve the long term viability of the golf course”*.

The Mount Compass Golf Course is a very important business for Mount Compass contributing significantly to the town’s economy and identity. A statement released by Managing Director of the Mount Compass Golf course on the Mount Compass Golf Course website stated golf traffic has progressively increased by 25% per annum over the past 5 years, and that it went from operating at a loss for the first 3 years after purchase by Capitoline Property Pty Ltd to now covering costs. The past 5 years since purchase have seen significant investment by the Owner in refurbishment and upgrading of the Range Restaurant, a new fleet of golf carts, new pumps, course upgrades, new maintenance equipment, building maintenance and active marketing campaigns. The Golf Course has achieved high accolades including ranking in Top 100 Golf Courses in Australia and #2 most popular course in SA. The Managing Director stated they are not a business gravitating towards closure.

The current Owner is commended for the successful stewardship of this important local business. Ongoing support and celebration of the Mount Compass Golf Course would be appropriate for our region. Further development would also be reasonable and current zoning allows for this. As described in the Code Amendment supporting documents from PlanSA:

- Recreation Zone, 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.
- While residential development and land division are not specifically envisaged in the Recreation Zone, they are not ‘restricted’ forms of development.

### **Amendment to Golf Course Estate Zone cannot proceed without a finalised Concept Plan**

The proposed Golf Course Estate Zone will allow for the significant expansion of residential development and other complementary land uses including tourist accommodation and small-scale retail development, such as shops and restaurants on the land.

The Amendment has also outlined it would introduce a new Concept Plan. This would clearly define the extent of the golf course development and help to guide the location of associated land uses and activities. **But only a draft is offered.** This provides no concrete reassurance of how the land will be developed in the future if allowed to transition to Golf Course Estate Zone now. It would completely depend on the yet-to-be-finalised Concept Plan.

The new draft concept plan appears to be more generous than old one, allowing more space past previous non-complying land-division and allowance to build in front of current Golf Course facing properties.

Locals are incredibly worried about the history, statements, applications, influence and actions of the Owner/Developer/Managing Director [REDACTED]. A Concept Plan finalised in consultation with stakeholders (including the local Mount Compass residents) would be crucial in being able to support this Code Amendment to transition the land to Golf Course Estate Zone.

**Until the accompanying Concept Plan is finalised, the current Code Amendment can not proceed.**

Maintenance of the current Neighbourhood Zone and Recreation Zone is the only reasonable action right now. This provides adequate protection of the Mount Compass township character and environment whilst also allowing further development by the Owner for long-term viability of this very important Mount Compass business.

Kind Regards,

[REDACTED]

Lou Nicholson  
INDEPENDENT. LOCAL.

Ph: [REDACTED]  
Email: [REDACTED]  
Web: [www.finnisstothefront.com](http://www.finnisstothefront.com)  
Address: [REDACTED]

*I acknowledge the Traditional Custodians of the electorate of Finnis, the Ngarrindjeri nation and their connections to land, sea and community. I pay my respect to their Elders past, present and future and extend that respect to all Aboriginal and Torres Strait Islander peoples today.*

## Louise Roberts & Trevor Jordan

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Cc:** [REDACTED]  
**Subject:** RE -Submission – Mount Compass Golf Course Estate Code Amendment  
**Date:** Sunday, 3 October 2021 10:37:43 AM  
**Attachments:** [Plan SA Mount Compass Submission Final.pdf](#)

---

Please find my submission for the proposed Mount Compass Golf Course Estate Code Amendment

We are opposing amendments as per attached PDF

Look forward to your written response shortly

Louise Roberts & Trevor Jordan  
Mount Compass Resident

[REDACTED]  
[REDACTED]

[plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

3rd October, 2021

To whom it may concern,

**RE: -Submission – Mount Compass Golf Course Estate Code Amendment**

We have been living in the town of Mount Compass for three short years. We moved for a change of lifestyle but it seems that this may be going to be taken away from us!

Mount Compass has given us the country small town feel, the atmosphere is very calming and the welcoming community has been the icing on the cake.

They say your home is.....

- Your castle
- Your haven
- Where your heart is

I have lost count how many times we speak about that it was the best move we have made and it will be the last move we will make. Is this about to be crushed?

We have been blindsided and never expected to be involved in a two-pronged attack by a developer on two fronts under multiple company entities!

1. Water supply – Five years in the making we believe and still not resolved
2. Proposed Mount Compass Golf Course Estate Code Amendment.

How fair is it that we are put into a position that we cannot simply enjoy the home we have bought, the community we live in and not live in fear that at any moment with the stroke of a pen this can all change. Changed by people that have no idea or in fact do not care how many lives they are going to turn upside down. It's all about the mighty dollar isn't it! Sometimes there is more to life than the greed for money. These same people should have a good hard look at themselves and look into their consciences and put themselves in our shoes. We didn't ask them to destroy our life style.

Perhaps these same people would like to make a comment concerning if someone built a monstrosity around their "Castle" or in fact have a two-pronged attack on their lifestyle would they just sit back and take it. I think not!

You may start to get the notion we are angry and upset. You better believe it. You could throw into the mix hurt, stressed, worried and I could go on and on. Why should we have to live every day with this threat consuming our every thought.

We strongly disagree and oppose like many other residents the rezoning of the golf course to the Golf Course Estate. We demand it remains as is “Neighbourhood” for the existing residential area and “Recreation” for the existing golf course. Leave the golf course as is as an international standard 18-hole golf course.

In addition to this we want to see the current environment protected which would mean no medium or high-density residential housing, no small blocks or high-rise development. We need to protect the views and character of the living areas, maintain the current identity of the area.

We have seen many threats of various building applications from the developer. We have heard about the proposed 681 housing development including shops, offices, consulting rooms, supermarket! Then the comment only a hand full of houses. For goodness sake!

How in the world would the increased traffic situation be dealt with?

- Trying to get out onto Victor Harbor Road during the week making your way to work.
- Trying to get out onto Victor Harbor Road on a weekend let alone a long weekend or the school holidays
- Local traffic travelling around our community
- The load it would put onto Arthur Road and Sandmine Road.
- The up keep of Arthur Road and Sandmine Road

What happens to all the kangaroos we live with and are part and parcel of the community. There is nothing better than watching them hop down the roads, bask in our front yards showing off their new joeys each season. It is all part of the charm of Mount Compass.

How would the water supply even cope with any of the above? Or would that simply be another reason for one of the other entities of the developer to try to increase rates /prices to unbelievable amounts on top of the current amount being argued about at the moment – I am presuming you also know about this issue and the stress this also causing the community currently.

In addition to this, the times we have no water or water flow that is compromised? Would we just have to expect more of this?

But I suppose this hasn't even been a consideration. Why consider this when you do not even consider the current community you are trying to destroy.

What amazed me was when the developer sent a letter addressed to our PO Box telling his side of the story and asked us to agree to his requirements. He kindly included a pre-typed letter for us and addressed it to The Honourable Vickie Chapman MP however he included a self-addressed stamped envelope addressed to the golf course. One would think he wanted to vet the responses? In addition to this may I ask how he got my PO Box number. One would think this would be a conflict of interest due to having multiple company entities and using one of these to gain access to our details? Or maybe I am wrong?

The tell-tale line in the letter was “Whilst the Golf Course is viable” Goodness me, does the developer think we are stupid and plain ignorant? – Please give us a little more credit!

I would normally make the comment go find somewhere else to make your quick dollar but I wouldn't wish the angst this is causing on any other community that is just trying to live their lives in peace.

One final point - If these changes do go ahead against all of our wishes and against the good of the Mount Compass community and environment, who in the government do we contact to seek compensation for the drop in our house and land value. This is a serious question so please do not dismiss it.

If the wishes of the developer get met, the loss of the community also needs to be met. I think it is called Quit Pro Quo?

Let me say one more time and finally .....

**We strongly disagree and oppose like many other residents the rezoning of the golf course to the Golf Course Estate. We demand it remains as is "Neighbourhood" for the existing residential area and "Recreation" for the existing golf course. Leave the golf course as is as an international standard 18-hole golf course.**

**In addition to this we want to see the current environment protected which would mean no medium or high-density residential housing, no small blocks or high-rise development. We need to protect the views and character of the living areas, maintain the current identity of the area.**

Thanking for your time in reading this submission and look forward to seeing your written response. They can be forwarded to the address stated below.

Louise Roberts & Trevor Jordan

████████████████████

Mount Compass SA 5210

# Luke Johnston

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mt Compass Golf Course submission  
**Date:** Friday, 22 October 2021 9:12:40 AM  
**Attachments:** [Plan SA submission.pdf](#)  
[MCGC RE Stage 2A and 2B Plans.pdf](#)

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To Whom It May Concern

Please find attached.

Please contact me on [REDACTED] or [REDACTED] if you have any questions.

Regards

Luke Johnston and Katherine da Silva



|                                     |            |               |            |
|-------------------------------------|------------|---------------|------------|
| A                                   | 10.07.2018 | INITIAL ISSUE | DEL        |
| REV                                 | DATE       | DESCRIPTION   | CALC FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |            |

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|-------------------|------------------|
| CONTOUR INTERVAL: | -                |
| SURVEY:           | -                |
| DRAWN:            | DEL - 10.07.2018 |
| CHECKED:          | -                |

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## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. SHEET 1 OF 1 REVISION

A089815CAD ST2 & 3 MT COMP REV A **A**

22 October 2021

Senior Planner

Planning & Land Use Services – Code Amendment Team

Attorney General's Department

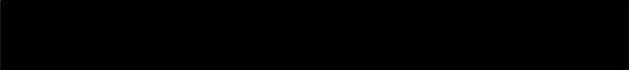
PO Box 1815

ADELAIDE SA 5001

Email: plansasubmissions@sa.gov.au

Dear Sir / Madam,

**SUBMISSION: MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment** 

We have contracted to purchase the above property, described as Allotment 70 in Proposed Plan of Division contained within Allotment 2005 Certificate of Title Register Book Volume 6253 Volume 790. This allotment is located within Stage 2B of the Mount Compass Golf Course Residential Estate.

When we contracted to purchase the block, it was zoned **Residential**. We agreed to purchase this “marquee” block on the representation of ‘golf course estate living’. This effectively meant a block which would benefit from uninterrupted views of the golf course. We were advised that the golf course would continue to operate as an 18 hole course, and be of at least of similar quality to what it currently is. The cost of this block was approx. \$55,000 greater than the similar sized blocks behind us, primarily because of the view. We also purchased the block because we were allowed to build a double storey house which would maximise these views.

Notwithstanding, these matters are not proposed to change in the Code Amendment, with this being secured by way of a Concept Plan which will be adopted should the Code Amendment be approved by the Minister for Planning.

We understand the land has been rezoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

We have attached a printout showing the zoning of our property from the PlanSA website for your information, and note that there are eight properties affected by this that also afford a direct relationship with the golf course.

In our submission, we express great desire that the course is protected, and therefore support rezoning to **Golf Course Estate**. We fully support the inclusion of a Concept Plan and Overlays which will further ensure that what was sold to us remains as intended.

The omission of the Concept Plan, as proposed by the owners, from the Code Amendment completely undermines the intent and value of this Golf Course Estate Zone, where the landowner would have

their desired outcome of effectively 'chipping away' at the site and turning the balance of the land into an entire residential development site – something that the Council vehemently opposes.

The incorporation of the Concept Plan is logical, should be paramount to any Code Amendment, and acts to protect the way in which the balance of the site is maintained into the future. Whilst we support development, we similarly believe that the proposed Code Amendment is entirely suitable in protecting valuable open space assets within the broader community.

Yours sincerely



Luke Johnston & Katherine da Silva



# Malcolm & Barbara Hayton

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Thursday, 21 October 2021 3:06:13 PM

---

Dear Sirs,

Although we are not residents of Mount Compass we are very regular visitors to the area. We must object to the suggested change in zoning in the strongest terms. It would lead to the wilful destruction of an area of great natural beauty which is regularly enjoyed by many.

Yours faithfully,

Malcolm & Barbara Hayton  
Aldinga Beach

Sent from my iPad

## Margaret & Bryan Hope

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Zone Amendment  
**Date:** Sunday, 10 October 2021 8:03:53 PM  
**Attachments:** [PlanSA-Submission-MnB Hope-MtCompass GC.docx](#)

---

Hello PlanSA,  
Please find attached our submission regarding proposed zoning change to Mt Compass golf course.

Kindly,  
Margaret and Bryan Hope,  
McKinley St, Mt Compass, SA.  
[REDACTED]

Sent from my Samsung Galaxy Tab A on the Telstra Mobile Network

Margaret Hope and Bryan Hope

Mount Compass,  
SA, 5210.

10 October 2021

PLANSA

plansasubmissions@sa.gov.au

Adelaide,  
SA, 5000.

Dear PLANSA:

Reference: Mount Compass Golf Course Code Amendment.

We are jointly responding to the application put forward by the Directors of Compass Springs, whom are also owners of the Mount Compass Golf Course, where they have made application to have subject land rezoned to "Golf Course Estate", with hoping the business directors to sub divide all rezoned land to create 680 proposed allotments.

I directly oppose the re-zoning to '**GOLF COURSE ESTATE**'.

Please **RETAIN THE CURRENT ZONING** as follows:-

**A- NEIGHBOURHOOD** for the existing housing.

**B- RECREATION** for the Golf Course as it is currently developed.

Below is important information to assist in keeping Zoning as described in A & B above.

Our family have been resident of this Mount Compass community from 2008 until present day, both on George Francis Drive, directly opposite the section of Golf Course land zoned "recreation" and now within the township centre. We built both of our homes here and involved in this wonderful community.

Currently, the zoning of the Mount Compass Golf Course, plus pockets of land around edges, is "Recreational" and the older surrounding home development "Neighbourhood". Before the recently changed new legislation came into effect, the Mount Compass Golf Course estate was zoned 'Residential' for the housing and the Golf Course 'Recreational' with a Plan Overlay. Any residential development on the Golf Course was deemed to be "non-complying".

There are 16 residential blocks approved by PlanSA many years ago, but never developed and situated on the corner of Arthur Rd and George Francis Drive, also 7 allotments due west of the Golf Course Club House car park and there are now 40 allotments situated at the western end of George Francis Drive [in partial states of completion] and all are located within bounds of 'Recreational' zoning. Seven allotments due west of GC Carpark have been built where there was approved [but never planned for] tennis courts, playground and other recreational land and

said area is deemed by Alexandrina Council to be a "Non-Complying Residential Development", This afore mentioned was the subject of an ongoing legal action that has already been before the courts, circa 2014. The 40 allotments at the western end of George Francis Drive were recommended refusal by council staff but were approved by State Government SCAP.

With the "Recreational" zoning of said Golf Course, Compass Springs Directors, [REDACTED], cannot build any houses on this Golf Course, therefore they can only plan developments associated with the Golf Course "Recreational" zoning, which would generally benefit the community and Compass Springs is able to generate some profit, regardless.

If the zoning of the Golf Course is changed to Neighbourhood or Golf Course Estate, then potentially area could have 2 story, 9-metre-high houses on 400 m2 allotments in front of existing houses between and on land, what would be formerly many areas of Golf Course, like the inappropriate development at Mount Barker and Seaford etc. both of which [REDACTED] [Director of Compass Springs etc] was involved in.

All of Mount Compass house values have the potential to decrease with the addition of 680+ houses built over the Golf Course. There is "deferred Urban" land to the east and other pockets of suitable land within the township for gradual development as required for the future increase in population.

The current infrastructure for both water supply and sewerage is inadequate and as the existing Golf Course estate and township obtain their water from the same underground aquifer source, it has been suggested by professional peoples, majority of residential blocks would run out of water on many occasions every year and have increased interruptions to supply, as we residents all experienced during the last major bush fire on edge of township, (reference Mount Compass CFS).

Damage to both State and Council roads due to increased vehicular traffic is most likely, potentially another 1200+ vehicle movements per day on the Victor Harbor Road equates to more road damage, (potholes). Costs, which would be borne by SA Taxpayers alike, not developer/s.

Mount Compass has a clean and ecologically diverse environment that will suffer long term consequences of improper land rezoning. The wetlands to the east of the Golf Course are fed from natural springs situated on, around and to west of said Golf Course and are Federally protected. The area to the east and south of the Golf Course is of indigenous cultural significance, being the convergence of the Kaurna, Peramangk and Ngarrindjeri lands.

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf Course estate and Golf Course, that stipulates the minimum allotment sizes will be 800 m2 and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and Golf Course owner to Golf Course owner in perpetuity and should be considered in any decision concerning

PLANSA

10 October 2021

Page 3

rezoning. These encumbrances do not allow for any building to be built on the Golf Course that intrudes on existing properties amenities [views, visual privacy etc], and will be subject to legal argument if any rezoning occurs. Directors [REDACTED] have used these encumbrances to stop development, on non-complying developed land allotments that they do not want. May we suggest PlanSA duly investigate the validity of the encumbrances.

It should be noted that Compass Springs is already advertising "House and Land" packages for sale on the proposed former "Golf Course land", on roads that don't yet exist, in anticipation of a zoning change. Always good to plan ahead however this action appears pre-meditated.

Since Compass Springs has taken ownership of the Golf Course and along with Robusto, the Golf Course Estate community's water supply, [REDACTED] as a director, has caused unnecessary stress, angst, along with reported increased concerns we see and hear in the community regarding mental health, dividing community with documented lies and threatened legal action when director "doesn't get his way". [REDACTED] has no empathy for this community, and has proven that he is not a fit and proper person to do residential development (reference ICAC investigation Mount Barker) or hold a private water supply licence in South Australia, (reference ESCOSA and Water Ombudsman).

We are not against appropriate development, done with sensitivity to environment and community consultation but [REDACTED] cannot be trusted to do "the right thing".

Therefore, we and the rest of the community need to keep the zoning of the Mount Compass Golf Course as it is, "Recreational". We the undersigned are against the rezoning of the Mount Compass Golf Course.

Email: [REDACTED]

mobile [REDACTED]

Yours respectfully

Margaret Hope and Bryan Hope

Enclosure

**Margaret Smith**

Mount Compass Golf Course Code Amendment

TO WHOM IT MAY CONCERN

I am Margaret Smith, resident at [REDACTED]

I wish to protest in the strongest terms against changing the present zoning of the Golf Course estate to allow a greedy developer,, who has no connection to, or interest whatsoever in our wonderful community, and obviously no regard for the current residents of the area

Our present level of infrastructure is barely sufficient for the current population – water, sewage, education etc. At present when there is even a slight increase in demand for water we find our water pressure much reduced – how will building a huge residential development affect that situation – I would suggest it would not be able to provide an acceptable level of service. This is a totally unacceptable situation.

No doubt there are many others, more articulate than I, who are also protesting at the apparent efforts to bully our community into permitting this level of vandalism in a quiet rural community.

I would hope that the concerns of a resident [voter] will be given an appropriate level of consideration.

Margaret G Smith

# Mark McLaren

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Tuesday, 12 October 2021 11:53:18 AM  
**Attachments:** [PlanSA submission MMcLaren.pdf](#)

---

Yours faithfully

Mark McLaren

12/10/2021

Chief Executive  
Attorney-General's Department  
Via email  
plansasubmissions@sa.gov.au

Dear Sir / Madam

**Reference: Mount Compass Golf Course Code Amendment.**

I write this submission as a 20-year resident of Mount Compass, and as a 10-year resident of the golf course.

Currently the zoning of the Mount Compass Golf Course is "Recreational" and the older surrounding home development "Neighbourhood". Before the new legislation came into effect, the Mount Compass Golf Course estate was zoned Residential for the housing and the golf course Recreational with a Plan Overlay. Any residential development on the golf course was deemed to be "non-complying".

The 16 residential blocks on the corner of Arthur Rd. and George Francis Drive, 7 west of the Club House and the 40 at the end of George Francis Drive are in the Recreational zone, as some were built on the planned tennis courts, playground and other recreational land but are deemed to be a "Non-Complying Residential Development", the afore mentioned is the subject of an ongoing legal action that has already been before the courts. The 40 at the end of George Francis Drive were recommended refusal by Alexandrina Council staff but were approved by State Government SCAP. I believe that this paragraph best summarised why golf course residents are sceptical of the proposed changes. It outlines that despite there being rules / plans in place for items such as a tennis court and playground, that these have been blatantly ignored and have not occurred.

The amendments proposed are a significant departure from the existing zoning and would significantly change the look and feel of the current golf course estate area. Residents have made the decision to buy in the golf course based on its current abundant green space and lifestyle aspects.

If the zoning of the golf course is changed to Neighbourhood or Golf Course Estate, we could possibly have 2 storey, 9-metre-high houses on 400 m2 allotments in front of existing houses between what would be left of the golf course. This is likely, given inappropriate developments at Mount Barker and Seaford that the current owner has been involved with.

Existing Mount Compass Golf Course house property values could potentially decrease with the addition of more houses built on the golf course. There is "deferred Urban" land to the east and other pockets of suitable land within the township for development as required for the future increase in population.

If a shopping precinct is built on the golf course land this will severely impact local businesses.

Any residential development in the area should be in keeping with the existing registered encumbrances that are still attached to the existing Golf course estate and golf course, that stipulates the minimum allotments sizes will be 800 m2 and building heights will be a maximum of 5.4 metres. These encumbrances are transferred from title holder to title holder and golf course owner to golf course owner in perpetuity and should be considered in any decision concerning rezoning. These encumbrances do not allow for any building to be built on the golf course that intrudes on existing

properties amenities and will be subject to legal argument if any rezoning occurs. It is important that a decision is made to determine the validity of existing encumbrances.

I am not against appropriate development, done with sensitivity and community consultation but existing issues in water pricing and now this proposed development have raised perceptions that the current owner cannot be trusted to do "the right thing".

Therefore, we need to keep the zoning of the Mount Compass Golf course as it is, "Recreational". We are against the rezoning of the Mount Compass Golf Course and the change in building height restrictions.

I also wish to highlight my concerns with the consultation process regarding the "information sessions" held at the Mount Compass War Memorial Hall. I found the design of the information sessions in providing copies of information, but not a presentation by staff in attendance on the information as not a truly transparent consultation process. This forum did not allow for attendees to hear the questions of other attendees and it appeared designed to avoid attendees the ability to share their thoughts and questions, and effectively that each resident had to fend for themselves. I got a feeling of "divide and conquer" from this session. I believe that if PlanSA / SA Government was truly wanting to ensure a truly transparent consultation process that this is the consultation process that could have been followed. I also find that the inability for residents to understand the position of Alexandrina Council on this are also of concern. The fact that SCAP ignored the recommendations of Council in approving the 40 allotments at the end of George Francis drive give me cause of concern on PlanSA's thoughts about a larger development.

For example, I took a copy of each of the printed items provided and spent half an hour reading the documentation. At that point I did not feel that I had the required knowledge to be able to ask any questions of those in attendance.

I also have concerns that the information has been written / presented in a "pro-development" way.

Points that I have concerns with

- The zone envisages land uses and activities that are "ancillary" to a golf course. I believe that it is a long bow to determine that shops, offices and consulting rooms are "ancillary" to a golf course and as such "non-residential" development should be excluded.
- The Golf Course Estate Zone will allow for the "modest" expansion of residential development. What is the definition of "modest?". I do not trust the developers definition of modest, given the 681 allotments in his plan.
- The inclusions of the words "long term viability" of the golf course. The community is not privy to the price that the owner has paid for the golf course, however if he paid too much for it, that shouldn't be for the residents in the golf course area to pay the price for his business decisions or allow for the moving of the goal posts to fund his developments to the detriment of the 170 homeowners. The owner is making business decisions at the moment such as significantly increasing annual memberships at the golf club to price golfers out of the market, and to support his "long term viability" argument.

- I do not believe that references to “similar” golf course estates such as Berri, Barmera, Port Hughes, Waikerie, Robe and McCracken can be drawn for Mount Compass for the following reasons
  - Excluding McCracken, the distance to Adelaide and the reason that people have bought here is because of the proximity to Adelaide and surrounds for work. Many of the other allotments would be supported by a “holiday house” element which means that owners are not full-time residents and are paying for the “golfing” or holiday aspect.
  - Mount Compass is not a tourist destination unlike many of the other golf course estates that are referred to above and as such doesn’t support the non-residential aspects referred to in the “golf course estate” zone.
  - Each golf course has been developed based on different criteria / circumstances present at the time that each was developed.

I would also like to highlight the significant relationship between Helen Dyer as Chair of the State Planning Commission and [REDACTED] I believe a significant conflict of interest exists in this case, and that this would need to be appropriately dealt with if Ms Dyer is involved in this decision.

I would also like to reference the decision made by Minister Vickie Chapman in vetoing the Smith Bay Port proposal on Kangaroo Island. I quote from an InDaily article on 10 August 2021 “Chapman announced late yesterday that she had vetoed the project due to the potential for long-term environmental damage, impact on local businesses and the island’s character”. I believe that the change in the estates “character” is a key point that needs to be considered. I sincerely believe that the “character” of the estate will be damage by the proposed change.

Yours faithfully

Mark McLaren

[REDACTED]

[REDACTED] SA 5210

[REDACTED]

[REDACTED]

# Maryanne Howard Jones

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 15 October 2021 11:09:29 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Community Group

Given name: maryanne

Family name: howard jones

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: the code is open ended, there are no limits to the estates(houses)that are permitted. LACKING IN ALL DETAIL. there is NO DISTINCTION of the area/s the estate (houses) will be built there is no evidence of how how much land/area is to be ascertained and to be KEPT as golf course. what would be the amount of COMPENSATION per household for the loss of value of their homes and outlooks. what ADVANTAGES will vicki chapman and /or helen dyer and/or any associate/s and or anyone involved in this estate code amendment, and/or associates, receive any gain, any interests, ANY CONFLICT of interest, any benefit/s in any way, by processing/agreeing to this amendment. the only other advantage would be for the dollars for the owner/s of the golf course at the DETRIMENT of the mount compass residents/township/ area and surrounds while we are trying to cut down on emissions and therefore GREEN THE PLANET it is VITAL to keep and retain all and any of these areas for the benefit of this area, surrounds, country, state, australia and the world.

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Attachment 5: No file uploaded

sent to proponent email: plansasubmissions@sa.gov.au

## Written submission on the MOUNT COMPASS GOLF COURSE ESTATE CODE AMENDMENT

To the Chief Executive of the Attorney-General's Department by close of business Friday 22 October 2021.

- Post: GPO Box 1815, Adelaide SA 5001      OR      Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

**NOTE:** Your submission will be published on the PlanSA website. Personal addresses, email and phone numbers will not be published, however names and company details will be.

---

**Submitter Details (required)**

Name: Maryanne Taylor

Organisation Name (where relevant): \_\_\_\_\_

Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

*Note: the details supplied above will be recorded as the person / organisation who lodged the submission*

---

**Comments / submission details (please attach additional pages and / or supporting documents as required)**

I oppose the rezoning to Golf Course Estate zone.

I would like the Recreational area to stay the same with NO ~~Ancillary~~ buildings on it, eg accomadation tourist Buildings to ever be built upon the Recreational Golf course as it is now

I also oppose the <sup>increase</sup> min house height of 9 metres.

Keep it as it is. now please

# Maryanne Taylor & Russell Harding

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate  
**Date:** Tuesday, 19 October 2021 8:04:29 PM  
**Attachments:** [image.jpg](#)

---

To whom it may concern



Thank you

Maryanne Taylor & Russell Harding  
[REDACTED]

Sent from my iPhone

# Matt Rowlands

**From:** [REDACTED]  
**Subject:** [DIT:PlanSA Submissions](#)  
**Date:** Mount Compass Golf Course Estate Code Amendment  
Sunday, 17 October 2021 1:53:09 PM  
**Attachments:** [img012.pdf](#)

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Please find attached submission

Regards,  
Matt R

**Written submission on the  
MOUNT COMPASS  
GOLF COURSE ESTATE CODE AMENDMENT**

To the Chief Executive of the Attorney-General's Department by close of business Friday 22 October 2021.

• Post: GPO Box 1815, Adelaide SA 5001      OR      Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

**NOTE:** Your submission will be published on the PlanSA website. Personal addresses, email and phone numbers will not be published, however names and company details will be.

**Submitter Details (required)**

Name: Matthew Rowlands

Organisation Name (where relevant):

Address: [REDACTED] Mt Compass 5210

Email: [REDACTED] Phone: [REDACTED]

Note: the details supplied above will be recorded as the person / organisation who lodged the submission

**Comments / submission details (please attach additional pages and / or supporting documents as required)**

I am opposed to the rezoning of the Mount compass Golf Course estate that has been proposed.

I feel the current usage of that area is in keeping with the environmental & sustainable requirements which border Mt Compass.

There are other areas within the Mt Compass town limits which could be developed rather than this open/recreational space.

# Matthew Overall

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 21 September 2021 5:58:08 PM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Other

Given name: Matthew

Family name: Overall

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Confused if there was an overlay beforehand saying that he couldn't build on golf course so unsure as to why the unnecessary consultation. The community in the area already call their Facebook group "golf course estate" so don't know why they are arguing moving to that code. Seems unless they are the ones making those decisions then they do whatever they can to affect it. Plus the councillors involvement is a worry. Seems as though he is abusing his power in council to benefit himself in the community!!

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sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

## Michael Clough

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** [Tiny Scanner] Doc 30 Sep 2021, 07:19  
**Date:** Thursday, 30 September 2021 7:20:55 AM  
**Attachments:** [Doc 30\\_Sep\\_2021\\_07.19-1.jpg](#)

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Michael Clough  
PGA Professional



# Michael Sibbald

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 28 September 2021 10:01:26 AM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Michael

Family name: Sibbald

Organisation: Miner

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I want to oppose the re zoning of the golf course from recreation to golf course estate to protect the town and community from more development so Mount Compass dose not end up like other Adelaide Hills towns were they are not country town any more but and extension of the outer suburbs. This is a small country town and can not support many more residents or businesses. We need to keep it the way it is as well as the top 100 golf course needs to be kept the way it is, 18 holes.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Mohsen Bapiri

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 8:35:08 AM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Mohsen

Family name: Bapiri

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments: The proposal to re-zone the golf course by [REDACTED] does not serves any purpose other than to make him money . His goal is to maximise his profits by developing his land into residential housing not to build a bigger prosperous community within the town. Have the council completed any environmental impact assessment for the re-zoning ? Have the impact of a 681 allotment development on natural fauna & flora have been assessed by a third party independent environmental committee ? Have the impact of this development on ground water levels been assessed ? what about the impact on existing infrastructure such as roads and public amenities ? The Mount Compass Golf Course is an important community asset. As a long-term resident of the Mount Compass area, I value the golf course. It is my strong preference the golf course remains as a community asset for years to come.

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Attachment 5: No file uploaded

sent to proponent email: plansasubmissions@sa.gov.au

# Nicholas Pool

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 19 October 2021 7:37:36 PM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Nicolaas

Family name: Pool

Organisation:

Email address:

[REDACTED]

Phone number:

[REDACTED]

Comments:

It is unclear what the developer's plans are with the are in question as no formal planning is made available. For this reason I am opposing the rezoning classification. More information about the actual development planned is required in order to make an informed decision about the rezoning request. If additional public roads are planned to be developed where the current golf coarse is right now, then I cannot support this, neither can I support housing development within the bounds of the current golf coarse except if those or on the undeveloped boundary located on the South boundary of the area. Further concerns include current water and sanitation infrastructure which cannot support further development. I'm also concerned about the environmental impact on the delicate eco-system which does not seem to have been scientifically assessed. Increased traffic in the area has also not been considered as the current infrastructure is not able to support increased traffic.

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sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Peter & Lois Burmingham

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mt. Compass Golf Course Estate Submission  
**Date:** Thursday, 7 October 2021 4:20:46 PM

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Dear Sir/Madam.

This is **Our** submission Re; The rezoning of the Mount Compass Golf Course.

Yes, in support of the majority of our township and adjoining areas, **I am totally and empathetically in opposition to the changing of the zoning of our local golf course. It must remain, Neighbourhood for existing housing and Recreation to maintain an 18 hole golf Course.**

We have lived in this beautiful 'Country Town' for the last 20 years so far. It was ideal to my wife and myself to enjoy and spend our retirement years and monies here. We accepted and watched the homes grow around the golf course, and loved to see the golf course itself prosper in its own beauty and the many family's of Kangaroos grow too. some of which visited us numerous times.

We have also been pleased to see 3 discreet and very tasteful subdivisions, in the township happen at no concern to anybody. To my knowledge. However the proposal of potentially cutting up our 18 hole golf course into 160+ housing blocks and losing our golf course for ever, leaves me speechless. The thought of some of these blocks, that would not only exceed our present building heights but would also minimize our 800sq.mt. block size, totally, makes my blood boil.

This development should not go ahead under any other than Neighbourhood for existing housing and recreational dedicated to, and to keep the 18 hole golf course. Further more, once reinstated as recreational, the golf course should not be considered for rezoning or sub division.

A further issue relates to the water. Our water is delivered to us by, Guess who? Yes, [REDACTED] Robusto. I have already been led to believe at meetings with ESCOSA that our aquifer cannot support any significant extra amount of water being drained to support the needs of our local sand mine, let alone a housing development. Our local CFS drained our aquifer trying to contain our last serious situation when a comparatively small fire came through. [REDACTED] Robusto, who also owns the water wrights, is already putting pressure and threats to many of his customers to pay his very highly inflated rates for an unreliable supply, constantly leaving us with limited or no supply at all. What happened to our premiers statement that "Every South Australian will receive lower water rates". Do we cast this off as, "Sorry he made a mistake" How many more statements will he 'Make a mistake' about or change when it suits him. I have always been a supported of this government, please don't let me down now. Please Steve Marshall, give all Mount Compass the availability of SA Water and not only half our town.

I am sorry, I too can go through so many other issues that my colleges have already presented to you, so I can only plead with you,

Keep the zoning: NEIGHBOURHOOD FOR EXISTING HOUSING AND RECREATIONAL TO MAINTAIN AN 18 HOLE GOLF COURSE.

Yours sincerely,  
Peter & Lois Burmingham

[REDACTED]

# Peter James

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Tuesday, 19 October 2021 8:13:47 PM

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PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Peter

Family name: James

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am concerned about the water runoff from this proposed housing development. I live on Nangkita road with the Nangkita creek running through my property. The creek floods occasionally through winter stopping access to my home. I am concerned that this could happen more frequently and be larger if the rainfall in the golf course area no longer soaks into the grounds but instead runs into creeks. This is the main reason I am against this proposed development let alone the effect on a small town from such a great increase in population.

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Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Rachel Casey

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission against Mount Compass Housing Development  
**Date:** Thursday, 21 October 2021 8:25:10 PM

---

21/10/2021

I would like to submit my objections to the golf course being converted to a "Golf Course Estate Zone" as indicated by the recent code amendment suggestion.

I think that rezoning from very distinct areas of recreation and neighbourhood, would risk this lovely area becoming overdeveloped. I don't accept that there is sufficient infrastructure to cope well with this sort of change. With bushland near by, if there were a big fire (like seems to have been common in Australia at the beginning of last year) additional housing would be at risk. Can you imagine 1000 people trying to evacuate in an emergency all through Arthur Rd or Sandmine Rd? Even with day-to-day traffic, the roads would not cope well.

I also worry that the golf course would change from beautiful green hills to something more like a littered dog-box! There is no need for it, and hopefully by keeping the recreational zoning as it is, will prevent this.

Rachel Casey

[REDACTED]  
MOUNT COMPASS SA 5210

## Rachel Martinson

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** RE: Submission - Mount Compass Golf Course Estate Code Amendment.  
**Date:** Thursday, 16 September 2021 1:12:59 PM  
**Attachments:** [image001.png](#)  
[image652024.png](#)  
[image858178.png](#)

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Further to our email below, we would just like to add that the Mount Compass area is amazing because of all its wildlife. It is a beautiful sight seeing kangaroos hopping along the golf course. We need to all play a role in protecting our wildlife and it would be an absolute disgrace by our Government if it were all to be destroyed.

Regards  
Rachel and Guy

**Rachel Martinson**

Contract and Systems Assistant



[REDACTED]  
Reynell Road

[www.accoladewines.com](http://www.accoladewines.com)



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**From:** Rachel Martinson  
**Sent:** Wednesday, 15 September 2021 1:05 PM  
**To:** 'plansasubmissions@sa.gov.au' <plansasubmissions@sa.gov.au>  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment.

Hello

We are writing with regard to the Code Amendment that is currently in place for the Mount Compass Golf Course and would like to submit our say herewith.

We have always wanted to move to Mount Compass because of the lifestyle it offers for our young family. It offers country living with large blocks but is still only 50 minutes from the CBD. However, the biggest drawcard for us is the golf course and the wildlife around it – this course is ranked 42 in Australia - this is amazing for South Australia!

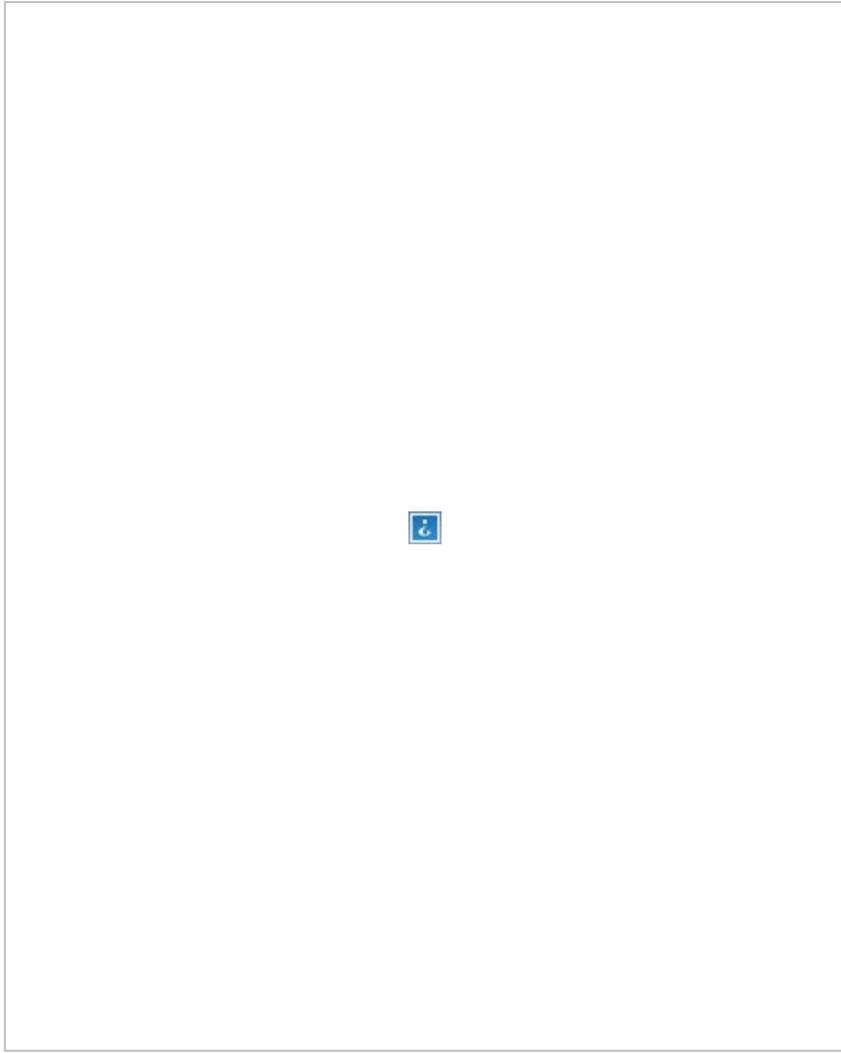
We finally bought our dream block of land in Mount Compass, on Arthur Road, in October 2020. It is 1000sqm and backs directly onto the golf course. The views are amazing and of course we have designed our home that compliments the views. We paid premium price for this particular block of land because of this.

We do not object to the proposal of new development in the Mount Compass area as long as it does not affect our block of land and the views we have. It also cannot affect all the existing blocks of land around the course.

The golf course is known for being a fantastic course nationwide, however it would attract more

golfers if there were some form of accommodation on the course – like McCracken Country Club at Victor Harbour.

We have marked in red pen on the draft concept plan below the only areas on the golf course that should be affected for any new development. **PLEASE this should not and cannot affect existing blocks of land.**



Kind Regards  
Rachel and Guy Martinson

## Ray Reynolds & Christine Norman

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass golf course code amendment  
**Date:** Thursday, 21 October 2021 3:16:46 PM

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My wife & I purchased our property in Mt Compass almost 20 years ago. Part of the appeal was the fantastic rural setting without the urban sprawl & with the international quality golf course. The zoning at the time was very clear & appealing.

To now find out that someone can purchase the golf course & obtain the water licence with the intention of changing the zoning horrifies me. It was purchased with the knowledge of the existing zoning however the purchaser at a senate enquiry stated that he purchased it for housing. This is alot of money to pay out when you dont know if the zoning would be changed. Or did he know something or somebody we didnt.

Since [REDACTED] purchased the golf course & water licence we have had numerous issues with water supply. With that in mind he has the audacity to charge more for the water whilst delivering a much poorer service. Less efficient service for more cost. This does not add up. Water being an essential service should be controlled by a reputable supplier. He is not fit to hold a licence.

The previous golf course owner tried to get approval for about 40 new properties & was knocked back due to issues with the water tables. What has changed that these water tables can now provide water to another 680 properties. When we had the last bushfire I believe the water almost ran out due to usage by the CFS.

I am not against development but it has to be in line with community sustainability & not just to line the pockets of greedy developers & their political friends.

I fully support the Alexandrina council's submission on the re-zoning  
Retain the current zoning  
NEIGHBOURHOOD for existing housing  
RECREATIONAL for the existing golf course  
NO TO GOLF COURSE ESTATE ZONING

RAY REYNOLDS & CHRISTINE NORMAN

# Rebekha Sharkie MP

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 2:03:38 PM  
**Attachments:** [image001.png](#)  
[Mount Golf Course Estate Code Amendment Submission Cover Letter Rebekha Sharkie MP.pdf](#)  
[Mount Compass Golf Course Estate Code Amendment Submission Rebekha Sharkie MP.pdf](#)

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Good afternoon

Please find a submission attached from Rebekha Sharkie MP on behalf of constituents of Mayo.

Regards  
Stephen

Stephen Campbell  
Legislation and Policy Advisor

Office of Rebekha Sharkie MP  
Federal Member for Mayo  
Shop 1 /72 Gawler Street Mount Barker SA 5251 | [REDACTED]

**signature for email**



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# Rebekha Sharkie MP

Federal Member for Mayo



Code Amendment Team  
Attorney-General's Department  
GPO Box 1815  
ADELAIDE SA 5001

By email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

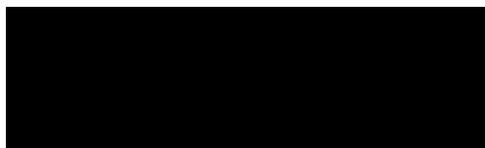
Dear Code Amendment Team

## **Submission – Mount Compass Golf Course Estate Code Amendment**

The attached submission is made on behalf of the constituents of Mayo and reflects the concerns communicated through correspondence and those conveyed at public meetings.

Thank you in advance for your consideration of this submission.

Yours sincerely



**REBEKHA SHARKIE MP**  
*Federal Member for Mayo*

22 / 10 / 2021

*Mount Compass Golf Course Estate*  
*Code Amendment*

**Submission on behalf of the  
constituents of Mayo**

October 2021



**Rebekha Sharkie MP**

# 1 Introduction

The Office of the Federal Member for Mayo has received a significant number of enquiries from concerned constituents regarding the Mount Compass Golf Course Estate Code Amendment (Code Amendment). A heightened level of anxiety amongst the local community exists due to fears of over development, environmental impacts, water security and degradation of existing amenity are driven by historical plans to develop the site with 681 dwellings.

The proposal to divide the land into 681 allotments, while refused by the Alexandrina Council on account of the application being a “non-complying” development, has cemented concerns that the ultimate objective of the Golf Course owner, Capitoline Pty Ltd, in any rezoning is to dramatically increase development plans.

The Engagement Plan explicitly cites the intent of the Code Amendment is to:

“rezone the Neighbourhood Zone and the Recreation Zone within the affected area of the Golf Course Estate one. The Gold 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 to preserve the long term viability of the golf course, including residential development, tourist accommodation and small scale retail development, such as shops and restaurants”.

While the Engagement Plan refers to the Code Amendment as allowing “modest expansion” the aggregate of complementary land uses and activities is substantial and poses significant risk to one of South Australia’s Critically Endangered Ecological Community areas.

Additional development will potentially have deleterious environmental impacts, deplete the groundwater aquifer and affect important flora and fauna including those listed as endangered species under the *Environment Protection and Biodiversity Conservation Act 1999*.

Other impacts include the increased bushfire risk to residents, the impact on local roads, the monetary and aesthetic devaluation of existing housing, loss of golf course views, and the effect on local businesses. Above all, there remains an inherent fear that the proposed change will allow for immediate development that is incongruent with the sensitivity of the area and for future development which is not environmentally sustainable.

This submission is made on behalf of the constituents of Mayo and reflects the concerns communicated through correspondence and those conveyed at public meetings.



## 2 Constituent Concerns

A Change.org petition with 2,160 signatures, as of 20 October 2021, to stop the proposed housing development demonstrates the interest and apprehension of a zone change that may result in over development of the area. The key points highlighted in the petition preamble may be summarised as:

- Destruction of the current golf course
- Depletion of the water table
- Threat to critically endangered local flora and fauna
- Impact on the beauty of the land and lifestyle

These issues are also reflected in, but not limited to, the discussions with and correspondence of the local community to the Federal Member of Mayo. The following specific concerns are recurrent themes.

### Water

The impact that any future development on the Golf Course would have on the water system and environment remain the two most important concerns raised. Residents and the broader local community are acutely aware of the delicate geographic and ecologic importance of the area and of the influence any development would impose.

Mount Compass region falls within the Tookayerta Permian groundwater region and is considered unique amongst the catchments of the Eastern Mount Lofty Ranges as the major tributaries are perennial and have low salinity<sup>1</sup>. The region and presence of high-quality water also supports a unique flora and fauna environment not found elsewhere in South Australia<sup>2</sup>.

Observation wells in the area have the longest records showing a close relationship to rainfall recorded in the township. A decline of several metres and increased seasonal drawdowns were observed during the millennium drought but have remained stable since 2010 despite a declining rainfall trend since 2005<sup>3</sup>. The long-term relationship between rainfall and observation well charge raises serious concerns given the recorded decline in rainfall trends. Any future development will potentially disproportionately affect water table levels.

Businesses adjacent the area rely on bore water to service their needs. The Mount Compass Caravan Park, located within 200 metres of the Golf Course, has 50 powered sites and 8

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<sup>1</sup> Banks, EW, Zulfic, D & Love, AJ 2006, Groundwater recharge investigation in the Tookayerta Creek Catchment, South Australia, DWLBC Report 2007/14, Government of South Australia, through Department of Water, Land and Biodiversity Conservation, Adelaide.

<sup>2</sup> Suter, PJ 1987, Water quality of Tookayerta Creek with particular reference to the aquatic macroinvertebrate fauna, Report 5651/84, Engineering and Water Supply Department, Adelaide.

<sup>3</sup> Department for Environment and Water (DEW) 2020. Tookayerta Permian Groundwater Management Zone – Groundwater assessment, DEW Technical report 2020/16. Government of South Australia, Adelaide.



cabins. Similarly, the CFS, access water via a bore and shares the concerns of the Caravan Park owners, that a housing development of any scale will detrimentally affect their ability to secure a reliable water supply into the future. Without a secure water supply the Caravan Park will not be sustainable.

The available hydrological data suggests the water system is finely balanced, however in low rainfall years the system quickly depletes. The additional extraction from increased development would potentially hasten depletion in low rainfall years and place the system under stress even in good rainfall years.

It would be prudent for the State Government to consider the implications of any additional housing development on water security and the consequent need for future water infrastructure for the area if the resource is exploited beyond its natural recharge rate.

## Environment

The swamps of Mount Compass are national listed as a **Critically Endangered Ecological Community** and important sites for several nationally endangered flora and fauna which are protected under the Federal *Environment Protection and Biodiversity Conservation Act 1999*. Two examples, *Allocasuarina robusta* and *Eucalyptus paludicola* have protected listings and considered biologically important.

*Eucalyptus paludicola*, Mount Compass Marsh Gum is endemic to the Fleurieu Peninsula and Kangaroo Island regions of South Australia. It is estimated that 85% of the species range has been cleared for agriculture and as little as 620 individuals remained prior to 2012<sup>4</sup>. Most populations are continuing to decline.

Less than one per cent of the permanent wetlands of the Mount Lofty Ranges remain<sup>5</sup> and less than four per cent of the Fleurieu Peninsula swamplands remain. Three significant Mount Compass swamp conservation parks surround the golf course, Mount Compass School Swamp, Stipiturus Conservation Park and the Hesperilla CP – Square Waterhole Swamp. All three parks are protected and home to diverse fauna and flora.

A plethora of departmental and academic studies draw learned attention to the environmental significance of the area. Allowing bridled development in such a sensitive and ecologically valuable area is beyond juxtaposition, it will be irresponsible, short sighted and irreversible.

The community legitimately fear the potential environmentally destructive influence of increased development. Every representation, correspondence and community meeting centred the argument around the need to preserve this critical environment habitat.

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<sup>4</sup> Jury, T. & Quarmby, J. (2013) Recovering the Nationally Endangered Mt Compass Marsh gum (*Eucalyptus paludicola*) on the Fleurieu Peninsula in South Australia. Final Report for Bjarne K Dahl Trust Project 07451. Nature Conservation Society of South Australia, Adelaide.

<sup>5</sup> Department for Environment and Heritage (2007) *Stipiturus Conservation Park Management Plan*, Adelaide, South Australia.



## **Roads**

The Mount Compass township is not designed for high vehicular traffic volumes. Residents raised several examples of the existing difficulty making right turns out of Sand Mine and Arthur Roads. Additional traffic movements to and from the Golf Course, as a consequence of greater housing and other developments, will exacerbate traffic problems and increase safety risks for motorists and other users.

Road infrastructure upgrades that address increased safety risks will be a necessary State Government expenditure and must be appropriately considered when assessing the implications that the rezoning will have on the road network.

## **Mount Compass Area School**

The local school is currently in the process of a long-awaited upgrade that has factored in the future growth forecasts of the town. However, the school building works are not designed to accommodate the disproportionate increase in population that may be possible under the Code Amendment.

If the Code Amendment is endorsed, the State Government must allocate additional funding for the school for future expansion so that the school does not operate for extended periods, as it has done to date, with inadequate facilities for students.

## **Devaluation of Existing Housing**

It is easy to dismiss opposition of residents and local communities to any development as a matter of NIMBY “not in my back yard”. In many instances this may be a fair critique. Applied in this context would be unfair, unjust and fail to acknowledge the aforementioned concerns and ignore the historical perspective of the individuals who purchased the original allotments.

Investments are made for many reasons but at the core of the decision the intrinsic or extrinsic value to the individual is an important measure. Residents purchased land and houses on the Golf Course with the presumption that their aesthetic utopia would be preserved. The value to householders is the uniqueness of their holding and the setting in which it exists and the monetary value that is attached to its exclusivity. Many of the homes have commanding views of the Golf Course with expectations that these views would remain uninterrupted and therefore preserve their capital investment.

If the Code Amendment passes and allows the development of additional houses, particularly those that would disrupt the viewpoint vantages of existing homes, the latter would experience an erosion in capital value that could not have been contemplated at the time of initial purchase.



Any decision to proceed with changes that would impact existing households so greatly must consider a scheme that would compensate these individuals for their economic and amenity losses.

### **Bushfire Risk with Increased Residents**

Mount Compass is lineally constrained with one access road in and out. Like many regional towns with restricted access and egress, the residents have advised that the metropolitan fire service will not enter the town for this reason. During the peak fire danger months, the residents of Mount Compass are urged to follow the Country Fire Service evacuation guidelines.

During the 2020/21 summer months, residents were required to evacuate as fires encroached the township. The fragility of the evacuation process was revealed with the road network struggling to efficiently direct vehicles away from the fire danger.

There is considerable and warranted concern among residents that an increase in households would impede safe retreat in the event of a major fire.

## **3 Code Amendment**

### **Concept Plan**

The concept plan figure 1, attachment C of the Code Amendment, shows an area of white between allotments and the golf course (coloured green).

Residents and community members are concerned that the white spaces on the concept plan will become designated areas for development. New housing or other complementary development in these locations will have immediate and detrimental impact on existing homeowners. A Zone changes that allows for development in these areas is not supported.

It is unclear from the concept plan how the integrity of the golf course will be retained while allowing residential and other complementary developments such as small retail.





White spaces, areas of concern.

Figure 1 Concept Plan

### Private water supplier

Existing dwellings within the Golf Course Estate access water through a private water supplier agreement. The cost of water supply is a contentious issue and has recently been subject to intervention and review by ESCOSA. Residents remain concerned that in the current circumstances, with or without additional development, price setting is ambiguous, costly and controlled through a private operator that in essence is a monopoly.

### Need for the Amendment

The Code amendment states:

“This rezoning proposal does not support the full redevelopment of the Mount Compass Golf Course for residential purposes and requires the retention of an 18 hole golf course.”

The retention of the 18-hole Golf Course is supported. Development that affects existing dwelling amenity, aesthetically or otherwise, or that infringes the integrity of the existing golf course is not supported.

### **Future development engagement**

The Code Amendment, if approved, will allow development within the new zone. The type and extent of development will not be known until a new proposal is presented for assessment.

Engagement beyond this Code Amendment process is encouraged to ensure the involvement and support of the community.

## **4 Conclusion**

The community has rallied in unison and presented several arguments based on scientific, observational and objectives measures that do not support further development of the Golf Course.

The Code Amendment according to the Engagement Plan will allow “modest expansion”, but as this submission argues, the aggregate of complementary land uses, and activities is substantial and threatens one of South Australia’s Critically Endangered Ecological regions.

The potential impacts on the environment, groundwater aquifer and important flora and fauna is concerning. The increased bushfire risk to residents, impact on local roads, the monetary and aesthetic devaluation of existing housing, loss of golf course views, and the effect on local businesses must be considered in the appropriate context.

The risk of development that is inconsistent with the sensitivity of the area and for future development which is not environmentally sustainable is grave and must be assessed accordingly.

This submission is made on behalf of the constituents of Mayo and reflects the concerns communicated through correspondence and those conveyed at public meetings.



# Richard Edyvean

From: [REDACTED]  
To: [DIT:PlanSA Submissions](#)  
Subject: Mount Compass Golf Course  
Date: Monday, 18 October 2021 3:36:57 PM

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To whom it may concern,

I wish to add my support for the current RESIDENTIAL Zoning to remain for the existing housing near the Mount Compass Golf Course and for the Golf course to remain zoned as RECREATION and NOT be re-zoned as Golf Course Estate.

I live on the northern end of George Francis Drive and the 'new' houses on the southern that have been recently built on the existing golf course land, has noticeably increased the traffic on this road. The road at the southern end is approximately one metre narrower than the northern end and with the size of the blocks getting smaller and the fact that most new houses are two car families, many cars are having to park on the street.

With the "future" plans for increased housing, this problem will only get worse. If there was an emergency, the relevant vehicles could be denied safe and timely egress to the area.

The water situation is another big concern. The current housing adjacent to the golf course rely on potable water from the aquifer below and at times now, there are problems with pressure and adequate supply. Any large expansion to the housing could and probably would, severely endanger this precious resource.

The existing unfenced drainage pond that is located at the northern end of George Francis Drive, would be a High Risk area if houses were built close to it and the current sewerage system is only just adequate for the existing housing.

So in my opinion, RESIDENTIAL for the existing housing,  
RECREATION for the existing Golf Course and  
NO to a change to Golf Course Estate.

Yours in consideration,  
Richard Edyvean

[REDACTED]

## Richard Mells

### Mount Compass Golf Course Estate

As a resident since 2002, building a house on George Francis Drive with views over the golf course and across the country side, my wife and I have since developed our family from two to four children, raising them in a country environment. A lifestyle our family has enjoyed with many locals. We strongly oppose the proposed development, below is just a few of the many reasons.

- The potential overriding or removal of the current encumbrance, allowing free rein on any future houses being built and minimum block size. This will not only change the character of this country town, but it's lifestyle and views.

- Total disregard to local council and government planning regulations, including local environmental and heritage listings of wetlands.

Infrastructure is already at a minimum for locals beyond the town without any consideration being given for an increased population – potentially more than double current. Below we will highlight some of these concerns.

- Water supply for the estate, which is separate to SA Water, is already stretched and not always reliable – also owned and operated by the same developer.

- Emergency services as to be expected for a country town are limited. Police or SA ambulance are at least a half hour away on a quiet day, unless you get lucky and have one patrolling nearby.

- Local CFS, manned by volunteers, will be potentially overloaded with increased demand.

- Local school will struggle to cope with increased population increasing buses and children on main road. There is also no local childcare centre, a small kindergarten.

- Victor Harbor road is inadequate and long overdue for an upgrade, increased daily local traffic will only create more delays, accidents. For those who do not work locally in the Fleurieu, this road is their main thorough fair to and from the region.

- Local roads in the estate are narrow with limited footpaths, locals are forced to walk on the roads already risking their lives with speeding traffic (non locals). Children often play in their front yards often moving into the streets due to lack of recreational activities, including tennis courts which were planned but never built. If more recreational space is taken away, how will this affect the mental health of children.

- Local shops and facilities are designed for current population and tourists, with minimal car parking already, especially on main rd.

- Increased noise and traffic from construction if development is allowed.

There are many more reasons to oppose this proposed development, above are only a few.

Put simply residents lifestyle, wellbeing and mental health is at threat due to the greed of a developer and government.

Yours Sincerely

Richard Mells/Paula Ferguson and family

## Richard Mells & Paula Ferguson

### Mount Compass Golf Course Estate

As a resident since 2002, building a house on George Francis Drive with views over the golf course and across the country side, my wife and I have since developed our family from two to four children, raising them in a country environment. A lifestyle our family has enjoyed with many locals. We strongly oppose the proposed development, below is just a few of the many reasons.

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There are many more reasons to oppose this proposed development, above are only a few.

Put simply residents lifestyle, wellbeing and mental health is at threat due to the greed of a developer and government.

Yours Sincerely

Richard Mells/Paula Ferguson and family

## Richard Willson

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass re-zoning  
**Date:** Wednesday, 20 October 2021 2:45:02 PM

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As a ratepayer/resident of Mount Compass for 30 years I strongly oppose the move to re-zone the land adjacent to Mount Compass golf course.

Re-zoning has the risk of changing for ever the exact reasons why we and so many other residents chose to move to Mount Compass to enhance their lifestyle.

We have a caring community which will face significant negative changes if the proposals proceed. The aesthetic appeal of the town and surrounding area could be lost. Property values will be impacted negatively.

Mount Compass and its environment will be affected in an unappealing way, our water supplies will be further threatened and the unique biodiversity we treasure is likely to be damaged.

Future generations will not be able to benefit from an environment which several generations have protected and fought to retain.

Existing housing adjacent to the golf course should continue to be zoned residential and the golf course must continue as a Recreation zone.

Any changes will be against the wishes of the community.

This should not happen to benefit private developers to the detriment of residents.

Please Say No to the re-zoning plan.

Yours faithfully  
Richard Willson

Richard Willson  
Kimberley Park

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

# Robert Brokenshire

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Thursday, 21 October 2021 8:48:08 PM

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Please take this email as my objection to the proposal to change EXISTING ZONING TO ALLOW IN EXCESS OF 600 HOUSES IN THE GOLF COURSE AND TO CEASE THE EXISTENCE OF THE WORLD CLASS GOLF COURSE.

Reasons for my objection are as follows:- 1 Whilst supporting the original development of the golf course/housing development for critical mass of residents, this is now achieved.

2 The Golf Course is situated in a pristine wetlands environment and located at the head of the environmentally sensitive Tookayerta Catchment.

3 Part of the area is the only area as I understand with significant Aboriginal Heritage in the district.

4 Any further development for housing would require more water which is not available the Water Allocation Plan which does not have any provision for additional allocation and the water supply could not be guaranteed for this extensive proposed development.

5 The township is now a viable size but does not have the infrastructure for expansion.

6 This golf course is of world standard and provides recreation and economic opportunities to our community and the wider population including Adelaide.

7 As a longstanding Mt. Compass Farming Family with my son between our Families now 4<sup>th</sup> generation and his Children looking to continue the Family Farming Business this development would have negative impact on Agriculture in our region one of the largest employers.

8 It was always intended that this area remain as a golf course.

In summary our Family are totally opposed to change the zoning to Golf Course Estate it must stay as NEIGHBOURHOOD FOR THE EXISTING HOUSING AND RECREATION FOR THE EXISTING GOLF COURSE.

Yours Sincerely

Robert Brokenshire J.P. 21/10/2021.

## Robert Cawood

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Friday, 22 October 2021 9:58:21 AM  
**Attachments:** [Robert and Janet Cawood - Letter opposing the rezoning of the Mt Compass golf course.docx](#)

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PlanSA,

### Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Robert

Family name: Cawood

Organisation:

Email address:

Phone number:

I moved to my property in Feb 87, a month prior to the town being supplied with bore water by SA Water. The channel to fill my dam is out of the manmade drain, (not referred to as a creek) the water flow was 10,000+ Lt p/h in Feb 87. By Jan/Feb 00 the flow had reduced to about 5000 Lt p/h. In Jan/Feb 21 this flood has reduced to about 1000 Lt p/h some days less. I had a bore installed in 91, this overflowed all the time and had to be capped. By 00 Jan/Feb it did not overflow at any time of the year due to the pressure of the aquifer being reduced, meaning the pumping of water out of the aquifer is greater than the recharge. If this current rate of decrease continues the aquifer will fail. [REDACTED] wants to build 600 houses on the golf course. Where will he get the water to service these houses? The under-ground aquifer is at its limit now, reducing the water entitlements for irrigation of the rural landowners is one way. But if it does happen it will split the community which will be bad for the district and reduce farmers' incomes. Alternatives, to pipe water from the Myponga reservoir will be a costly franchise or recycle wastewater which is not readily accepted by Australians. If 600 more houses are built (which will double the size of the town) the current wastewater treatment plant will not cope. The wastewater must go somewhere, if it's put in the Tookayerta Creek (which is used for draining the local swamps) it will pollute the creek. This water course is unique as it has acidic water and is home to acidic loving fauna and flora. All other water courses in SA are alkaline. If the wastewater is not used and alternatively stored in large dams, it will seep into the aquifer which the town uses as their water source. People and livestock who use this water for drinking and are not supplied by the Golf Course system or SA Water will get sick. Milk and meat from local dairies and slaughterhouses could also be contaminated. See attached letter.

Comments:

Attachment: [Robert\\_and\\_Janet\\_Cawood\\_-\\_Letter\\_opposing\\_the\\_rezoning\\_of\\_the\\_Mt\\_Compass\\_golf\\_course.docx](#), type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.0 KB

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sent to  
proponent plansasubmissions@sa.gov.au  
email:

RL & JE Cawood

[REDACTED]

Mt Compass 5210

[REDACTED]

[REDACTED]

Dear Plan SA

I (Robert) moved to my property in Feb 87, a month prior to the town of Mt Compass being supplied with bore water by SA Water.

The channel to fill my dam is out of the manmade drain, (not referred to as a creek) the water flow was 10,000 plus litres per hour in Feb 87.

By Jan/Feb 2000 the flow had reduced to about 5000 Litres per hour.

In Jan/Feb 2021 this flood has reduced to about 1000 litres per hr and some days less.

I had a bore installed in 1991, this overflowed all the time and had to be capped. By 2000 Jan/Feb it did not overflow at any time of the year due to the pressure of the aquifer being reduced, meaning the pumping of water out of the aquifer is greater than the recharge. If this current rate of decrease continues the aquifer will fail.

[REDACTED] wants to build 600 houses on the golf course. Where will he get the water to service these houses? The under-ground aquifer is at its limit now, so reducing the water entitlements for irrigation of the rural landowners is one way. But if it does happen it will split the community which will be bad for the district and reduce farmers incomes. Alternatives, to pipe water from the Myponga reservoir will be a costly franchise or recycle wastewater which is not readily accepted by Australians.

If 600 more houses are built (which will double the size of the town) the wastewater treatment plant currently in use will not cope, a new one will be needed.

The wastewater must go somewhere, if it's put in the Tookayerta Creek (which is used for draining the local swamps) it will pollute the creek. This water course is unique as it has acidic water and is home to acidic loving fauna and flora. All other water courses in South Australia are alkaline. If the wastewater is not used and alternatively stored in large dams, it will seep into the aquifer which the town uses as their water source.

People and livestock who use this water for drinking and are not supplied by the Golf Course system or SA Water will get sick. Milk and meat from local dairies and slaughterhouses could also be contaminated.

Janet and I believe the proposed development of 600 houses on the Golf Course at Mt Compass is going to cause lots of problems to the district, which no one in their right mind would want.

Yours,

Robert and Janet Cawood.

## Robyn & Marc Czesny

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 21 October 2021 5:31:07 PM

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We are writing to advise that we are against the proposed change to the rezoning of the Golf Course Estate. We wish to advise that we want the Gold Course to remain "Recreation" and the existing housing area to remain as "Residential".

We moved to Mount Compass in 2015 with a view to eventually retiring here. Our daughter and grandson have also bought a home here. This decision was made over a period of time and research as we wanted to be sure that the area we moved to was a small caring community and ecologically special and that there was minimal likelihood of large development occurring. It has been well noted that the environment and air quality here is very clean and this was a big part of our decision to come here as I suffer with asthma, allergies and immune issues. It was very frustrating to hear that this developer has purchased the Golf Course with a view to developing and changing our quiet area.

The fact that Mount Compass sits on an environmentally fragile water table and has beautiful wetlands and endangered species that may be affected is very concerning. There has been studies showing how fragile our local ecosystem is. It would be heartbreaking to see damage to our very fragile eco system and local wildlife. Our current infrastructure would definitely not cope with an influx of housing, people, cars etc. of the volume being considered. Our small community does not want to see a huge increase in the volume of traffic within the local area and already the changes to the amount of vehicles on Victor Harbour Road from developments further south is impacting and safety, travel times etc. The increase of noise and dust from trucks and housing development is not appropriate for the general community and particularly for people with impaired health. Our current water source, which at times is already unreliable, would also not sustain a development of this size.

Both my husband and I are strongly opposed to the changes and wish to see the Gold Course remain as is with NO development other than what has already been given approval around the boundary. We oppose any changes that will allow retail, accommodation or other density housing to be built on the golf course.

We hope that for the sake of our community, environment and wildlife you will consider the above.

We look forward to your response.

Regards,

Robyn and Marc Czesny

[REDACTED]  
[REDACTED]

## Ross Kelly

From: [REDACTED]  
[REDACTED] [DIT:PlanSA Submissions](#)  
Subject: Mount Compass Golf Course Code Amendment  
Date: Saturday, 16 October 2021 1:00:51 PM

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Dear Sir,

As a longstanding Mount Compass resident living on Arthur Road directly opposite the third tee on the golf course I strongly oppose any change in zoning for the area covered by the existing Golf Course Recreation and Neighbourhood Housing zoning.

We Mount Compass residents live in a lovely, quiet and very friendly town with a strong village atmosphere and a strong community atmosphere and to have it ruined by a greedy, unscrupulous and devious developer more interested in the maximum number of blocks he can sell than in the interests of the local residents and the patrons of his golf course is certainly unacceptable.

I had a personal experience some years ago that illustrates [REDACTED] bullying attitude:- on a late Saturday afternoon I was doing some alterations to my fish pond and, in moving a rock, put the pick through the mains water delivery pipe alongside the pond and runs through our property in an easement to the many homes behind us.

Fortunately our local plumber, [REDACTED], was driving past at the time and noticed a huge waterspout shooting up over our roof. He immediately went home to collect his tools and returned, turned off this pipe's water supply valve situated in my front garden and repaired the hole. As the pipe is the property of [REDACTED] who also owns all our water supply system, [REDACTED] later sent his \$462 bill to him.

[REDACTED] refused to pay it and demanded that I paid it all or he would have my water supply cut off, this is in spite of the plumber advising me that [REDACTED] water supply pipe was illegal and had been originally installed just a few centimetres below the surface instead of at least the legal minimum of 1 metre below the surface.

As his pipe was illegal I refused insisted [REDACTED] pay it and, after his several blatant refusals, I suggested amicably that the fair result would be to share the bill equally at \$231 each. This conciliatory offer he refused point blank and refused to even contemplate contributing.

After many threats to us, and by his incurring legal fees far in excess of the original bill, he took me to the Christies Beach Court and, in a mediation meeting, he demanded well over \$1200 to cover his self-inflicted costs. In the end after many threats, and my wife becoming extremely stressed at his bullying attitude at the meeting, she said we should settle at \$800.

It was blatantly obvious that he believed that he could do what he wanted, not from a financial viewpoint but from one of showing his superiority. This attitude of his has become very obvious to many residents who have likewise suffered demands to cower to him.

We now know that [REDACTED] purchased the Golf Course with the specific plan to close the course to players within a few years and to subdivide it into nearly 700 home sites and incorporating a multi tenant shopping centre including a major supermarket chain? despite there already being a well serviced shopping centre one in the Mount Compass town centre and there being a small number of vacant shops along the Main Street.

There is plenty of land in the Fleurieu where he can develop his idea without destroying the village atmosphere and culture of a small town as he has done at Mount Barker and where locals blame him for destroying their quality of hills' living. We have already seen what is happening in various areas of Seaford and Noarlunga Downs where thousands of homes, most on small blocks, are being built with very many more planned.

In my view, any change from the current zoning will be a debacle to our pleasant town lifestyle and to the long term beauty and tranquility of the northern Fleurieu. Multi-storeyed apartments and multi rows of connected two storey residences similar to those that we hear [REDACTED] is considering here are most certainly far from desirable in our tranquil town.

My beautiful home is on a 1100sq metre block directly looking over the golf course and, because of this position in the original Bennetts' Golf Course Estate, its original 2003 land purchase price was set at a premium as was our purchase price of the house and block, when the original owners separated, some three years later. Location most certainly came at a premium.

To have this view also enjoyed by all current and future residents overlooking the course destroyed and the value of our properties decimated by [REDACTED] greedy plans would certainly be deplorable.

Over the years there have been problems with our bore water supply from the golf course that affects the some 170 homes in the Estate caused by the supply pumps failing due to power loss, mechanical problems or aquifer shortages.

Last week alone, on Thursday October 6th, we residents yet again had the situation from early morning until late evening of yet another extremely unsatisfactory water supply of minimal pressure and flow. There is also absolutely no way another of the planned nearly 700 residences could be supplied with our current aquifer as it is on its limit now and to obtain water supplies elsewhere, eg SA Water, would entail a very considerable economic outlay for pumping and pipework to the area from a considerable distance away from the town if supplies could indeed be found.

The Golf Course Recreational and Neighbourhood Housing zone is indeed a great asset to Mount Compass and would be far more successful if left as it is and was marketed properly by the course owner. I owned a very successful marketing company based in both Adelaide and Melbourne for well over a decade, now owned and run by my daughter and son in law, so I do know something about business promotion.

We discovered from many local golfers that [REDACTED] is forcing club members to seek other golf clubs by closing the Mount Compass Players' Club, a large number we have been told already have joined the McCracken Club at Victor Harbour, thus giving [REDACTED] an excuse to show that his course is unprofitable and he must subdivide it.

By doing what he is doing and also planning has also had an effect on the locals using The Range Restaurant in his clubhouse as many thought that he also owned that enterprise and have taken their custom elsewhere which has caused a large financial impact upon the

proprietors. However it is obvious that proper marketing and attracting new playing members is clearly not on [REDACTED] agenda as he is only interested in subdividing the course itself, ruining Mount Compass and moving on to other development opportunities elsewhere leaving the local residents here to live with the consequences of his scheming.

[REDACTED] has clearly shown us all that he is untrustworthy and has absolutely no consideration for the future of the environment, the town, its residents and the Fleurieu Peninsula.

I have no doubt that as he is so intent on developing the Golf Course Estate and destroying Mount Compass and its residents irrevocably in the process, it is clear that he should sell the property as it is zoned now and let someone else run it properly remaining under the current zoning, and for him to try elsewhere as he and his plans are most certainly not welcome here and will clearly destroy our town village atmosphere and the value of all our properties.

In the light of all the above I hereby wish the existing international standard 28-hole golf course to stay as it is.

Sincerely

Ross A Kelly

[REDACTED]

SA 5201

## Written submission on the MOUNT COMPASS GOLF COURSE ESTATE CODE AMENDMENT

To the Chief Executive of the Attorney-General's Department by close of business Friday 22 October 2021.

- Post: GPO Box 1815, Adelaide SA 5001      OR      Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

**NOTE:** Your submission will be published on the PlanSA website. Personal addresses, email and phone numbers will not be published, however names and company details will be.

---

**Submitter Details (required)**

Name: Russell Harding

Organisation Name (where relevant): \_\_\_\_\_

Address: [REDACTED] FRANKS

Email: [REDACTED] Phone: [REDACTED]

Note: the details supplied above will be recorded as the person / organisation who lodged the submission

---

**Comments / submission details (please attach additional pages and / or supporting documents as required)**

I STRONGLY OPPOSE THE RE-ZONING FROM RECREATIONAL, TO GOLF COURSE ZONE

I ALSO PREFER THAT THE RECREATIONAL ZONE STAY THE SAME AS IT IS, WITH NO MORE ALLOTMENTS FOR HOUSING

I OPPOSE THE INCREASE IN HOUSE HEIGHT TO 9 METRES

## Sandra & Michael Reimerink

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment  
**Date:** Wednesday, 20 October 2021 3:19:16 PM  
**Attachments:** [Submission To Plan SA.docx](#)  
**Importance:** High

---

Dear Sir/Madam,

Please find attached our submission to the Mount Compass Golf Course Code Amendment.

<<...>>

kindest Regards,

Sandra and Michael Reimerink

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Email: plansasubmissions@sa.gov.au

ATTN: Chief Executive of the Attorney General's Department

RE : Mount Compass Golf Course Estate Code Amendment

We would like to enter our submission for the Mount Compass Golf Course Code Amendment:

We have been living in Mount Compass SA 5210 for the past 5 years and we have found it to be nothing short of living the very best a country life has to offer.

After living in the suburbs of a big metropolitan city for many years working, we were looking for space, natural views, peace, tranquillity and Mount Compass ticked all those boxes.

We wake up every morning to views that many people would only dream of or see in a magazine. The sounds of different species of birds, the sighting of a mother kangaroo and joey enjoying our front lawn and the sounds of people playing on the golf course can make us smile and giggle sometimes – this all adds up to "YES" we are very happy to have moved to Mount Compass.

We live amongst like-minded people who take pride in their community and we are bound by solidarity that we will not yield when our lives and future of our community comes under threat.

The company which has put our community under threat bought the then Fleurieu Golf Course (now known as the Mount Compass Golf Course) with no intention of keeping it as a Golf Course, even though this owner has improved the Golf Course significantly to raise its standard and to quote the Top 100 Golf Courses Magazine there is a review to say that they rate the Mount Compass Golf Course "extremely high" and is "a little treasure of a course" and a very successful restaurant in The Range, yet he wants to raise it all to the ground and build on it some 681 allotments along with retail and other infrastructure.

**This would be the worst possible outcome** for the Mount Compass Golf Course as it is part of a very important and fragile environment with critically endangered flora and fauna. The Mount Compass Golf Course and surrounds form part of the Tookayerta Catchment. This catchment is a very unique water supply and it has been stated that is one of the cleanest water aquafer systems in the Mount Lofty Ranges of South Australia and **should be protected at all cost**.

Words taken from Nature Glenelg Trust – Tookayerta Catchment Assessment August 2017 PDF File: Page 36, 4.2.2 - Most of the water taken from the surface for consumptive use is directly extracted rather than from dams, all of which are managed informally. This high reliance on direct use means that maintenance of threshold flows is critical for ensuring users have access to sufficient water at the right times.

The access to the aquafer and the residents along George Francis Drive, Arthur Road and Alexandra Court (of which we are one property) rely on this aquafer for **OUR ONLY WATER SUPPLY** along with about another 170 properties.

**The aquafer CANNOT support any more homes.**

Mount Compass, as a town and a community are at a sustainable size **NOW** and any further development could risk irreversible damage to the aquafer.

The wetlands, catchments and the part that the Golf Course plays in keeping all of this in balance is so important to the natural environment and habitat of the many endangered birds, animals and plants which are indigenous to the Mount Compass area.

**ANY FURTHER** expansion will only lead us into a fast downhill slide to clogged roads, the loss of our peace and quiet, loss of our current views and the thought of any more retail would have a devastating effect on our already existing hardworking small businesses knowing we have all the retail we need here and also that there is substantial retail outlets 30 mins in either direction is only going to lead to more traffic on an already very busy Victor Harbor Road.

Our own local roads, Arthur, Sandmine and George Francis Drive **would not cope with any extra traffic** and that is **without** taking into consideration the trucks which are constantly rumbling up and down Sandmine Road which needs **URGENT ATTENTION**.

On the evening of the 28<sup>th</sup> September 2021, we attended the PlanSA Information Meeting and we were presented with boards of maps and diagrams with not much explanation as to what will happen and conflicting information was given. We took as much information that was available to us, but still left the meeting with more questions than answers, more confused and less confident of what PlanSA would be considering come their final decision.

**In conclusion, we would like to submit our STRONGEST OBJECTION to have the code amendment change for the Mount Compass Golf Course changed to Golf Course Estate and KEEP IT AS A RECREATION ZONE**

We thank you for this opportunity to express our concerns and to let you know about how we as a community and as individuals feel about our town with its unique and very special surrounds.

Yours Sincerely,

Mr & Mrs Michael and Sandra Reimerink



Mount Compass  
South Australia 5210

## Sarah Cross

From: [REDACTED]  
To: [DIT:PlanSA Submissions](#)  
Subject: Mount Compass Golf Course re-zoning  
Date: Monday, 18 October 2021 11:46:50 AM

---

To whom it may concern.

I am writing to you today about the Mount Compass Golf Course re-zoning.

I can not express to you how much stress and anxiety this has caused myself and many others who live around the golf course area.

People live up here around the golf course because it is a beautiful area to live, to grow up and to grow old, it's quiet and relaxed. I love living up here, looking at the views across the course and the wildlife that live in the area.

People, like myself have paid decent money to live up here, away from suburbia and live a quiet country life. When we need to go down to Seaford or Noarlunga for shopping, we can't wait to come home away from the built up area.

If the re-zoning goes ahead, Mount Compass will become another Seaford or Noarlunga, destroying the natural wildlife and endangered species that occupy the golf course.

The owner of the golf course who has owned it for the last 5 years has put his mark on mount compass, ignoring the residents who live in the area, not thinking about how his idea would impact us.

Not only is this re-zoning of the golf course a worry, the water is also a worry. The residents of Mount Compass have had a dispute with the owner about the water prices for last 5 years and it still isn't solved. So how bulldozing the golf course and putting in 680 houses is going to solve the water prices blows my mind that it's even being considered.

When my parents bought their house up here there was a contract that they had to sign called an encumbrance, which the previous owner of the golf course introduced. In that contract it specifies that houses being built must fit within the encumbrance, i.e. the houses being built in the surrounding area have a height limit, which the now owner of the golf course wants to get rid of. If that rule gets abandoned, how is that fair on the residents who abide by the encumbrance? The Views of the golf course will be destroyed, impacting the price of the houses along the golf course which have 'Golf Course frontage views'.

I strongly oppose the rezoning of the golf course estate and keep it as recreational.

Sincerely,

Very concerned resident.

# Shayna Hannam

**From:** [PlanSA Submissions](#)  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Public Consultation submission for Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 21 October 2021 8:15:08 AM

---

PlanSA,

## Submission Details

Amendment: Mount Compass Golf Course Estate Code Amendment

Customer type: Member of the public

Given name: Shayna

Family name: Hannam

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Shayna Hannam [REDACTED] I oppose the proposal to rezone the Mount Compass Golf Course Estate. As a small growing family, we chose to live in Mount Compass for the small town feel it provides. We enjoy walking past the golf course and seeing the wildlife and kangaroos there. By changing the area to a Golf Course Estate I think it will greatly increase housing and traffic, and destroy a big reason of why we came here. I don't think the infrastructure will cope with more families. Mount Compass is well known for its golf course. What would we be known for if is lost? We hope the current zoning will keep the lifestyle we love here. Please don't change it.

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Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to proponent email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

# Sonya & Frank Tovo

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission – Mount Compass Golf Course Estate Code Amendment  
**Date:** Thursday, 21 October 2021 10:30:24 PM

---

Good morning Sir/Madam,

I wish to put my case to you against the proposed Mount Compass Golf Course Estate.

I would like to see the area remain as a Neighbourhood and Recreation Zone.

When we purchased our home in Mount Compass, the open areas and local wildlife is what attracted us to this small township. To lose this would not only impact upon our lifestyle, but more importantly on the wildlife in the area. We have an active bird and wildlife habitat in the area, and it would be a huge loss to a great many species should this be taken away by building additional homes and increasing foot traffic in the area.

I have already seen the impact of additional homes within the area with the loss of water pressure in high demand times. This is a huge impact to the lifestyles of the residents of the area, but more importantly, when the fire season begins in earnest we need to be prepared in case of emergencies in the township. The additional homes would drain the water supplies leaving the township and all of its residents in direct danger with no water to fight fires.

The infrastructure in the township will be hugely impacted, and this is being seen already with the addition of new homes in the area. The roads were never constructed to take high volumes of traffic, and we are seeing the degradation of the roads which is seeing potholes in the township as well as on the Victor Harbor Road in and out of the area popping up every month or so.

The Victor Harbor Road is the only main road into and out of the area, and does not cope with the increase in traffic during the weekend and on public holidays. Should we see additional homes in the area, this will only increase the degradation of the roads and the dangerous conditions that occur during peak periods. We have already seen too many deaths on the Victor Harbor Road in the last few years, but an increase in township traffic will only increase the dangers.

Whilst I believe that the Golf Course was purchased for the intention of creating a housing estate, this goes against the wishes of the Alexandrina Council and most of the residents. I am shocked that the State Government would still pursue the request of the developer over a Council and most of the township and outlying area residents. Surely the benefits of keeping the area as a golf course outweighs the developers' greed when he in fact, does not live in the area and would not be impacted by his short sighted vision.

I believe that the developers vision of a mix of land use and other activities will not occur as this person is a developer, and his only care is to see his project make himself or his shareholders money. I wish to request that the Minister for Planning decline the developers request to change the Mount Compass Golf Course into an estate, and instead return the area to the original zoning as it was previously before 19/3/2021. By doing this, the Minister is showing they respect the Alexandrina Councils decision, and they care about the lifestyle and wellbeing of the residents of the township of Mount Compass who will be the ones majorly impacted by this proposal.

Respectfully,

Sonya and Frank Tovo

## Stephen Connor (2 Watson Dr)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Code Amendment - 2 Watson Drive, Mount Compass  
**Date:** Saturday, 9 October 2021 8:26:18 PM  
**Attachments:** [2 Watson Drive LoEDoc\\_AU1199.pdf](#)  
[Consultation Response 2 Watson Drive Mount Compass 20211009 - Capitoline Property.pdf](#)  
[MCGC RE Stage 2A and 2B Plans.pdf](#)  
**Importance:** High

---

Dear Sir / Madam

Please find attached our submission for your attention.

Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071  
M: [REDACTED]  
[REDACTED]

9 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**2 Watson Drive, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, legally described as Certificate of Title Register Book Volume 6253 Volume 774.

When we purchased our land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 14 owners affected by this in Stage 2A of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We request our land be rezoned **Neighbourhood** to correct this appalling situation.

As an alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752

██████████  
██████████  
██████████

**Mount Compass Golf Course, Mount Compass SA 5210**

The golf course land has also suffered a similar fate – it has been downzoned from **Residential to Recreation** through the same process.

The intervention of Alexandrina Council in the Planning & Design Review has caused significant and unnecessary financial costs, distress and operational disruption for the golf course business.

Downzoning of the golf course land to Recreation has forced sale of some land parcels to reduce debt. The loss of that land requires reconfiguration of the second and third holes of the golf course with further unnecessary expense.

The Mount Compass Golf Course land holdings should have transitioned to **Neighbourhood** zone on a like for like basis.

The Code Amendment documents propose inclusion of a Concept Plan that defines the golf course land as “Open Space” under a **Golf Course Estate** zone.

This does not correct the downzoning of the land - instead it significantly increases the risk of the golf course operations being shut down permanently because of the impact on land value that is used as security for finance that supports the ongoing operation of the golf course.

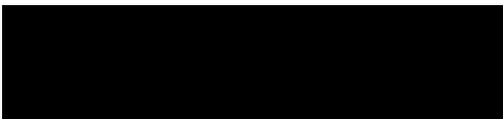
What is proposed in the Code Amendment documents (the Concept Plan) is tantamount to compulsory acquisition of the golf course land without payment of compensation.

The development rights that existed under the previous Residential zone need to be reinstated so the land value is restored so the golf course can continue to operate.

We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**

Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071





|                                     |            |               |            |
|-------------------------------------|------------|---------------|------------|
| A                                   | 10.07.2018 | INITIAL ISSUE | DEL        |
| REV                                 | DATE       | DESCRIPTION   | CALC FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |            |

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| DRAWN:            | DEL - 10.07.2018 |
| CHECKED:          | -                |

Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5067  
 PO Box 1000 Kent Town, SA 5071  
 ABN 93007 753 988

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 W www.alexander.com.au  
 E adelaide@alexander.com.au

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 + Construction + Mining +  
 + Spatial Information Management +

## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. SHEET 1 OF 1 REVISION

A089815CAD ST2 & 3 MT COMP REV A A

## Stephen Connor (4 Watson Dr)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Code Amendment - 4 Watson Drive, Mount Compass  
**Date:** Saturday, 9 October 2021 8:27:44 PM  
**Attachments:** [MCGC RE Stage 2A and 2B Plans.pdf](#)  
[4 Watson Drive LoEDoc 6VD57E.pdf](#)  
[Consultation Response 4 Watson Drive Mount Compass 20211009 - Capitoline Property.pdf](#)  
**Importance:** High

---

Dear Sir / Madam

Please find attached our submission for your attention.

Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: [REDACTED]  
[REDACTED]



|                                     |            |               |            |
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Alexander & Symonds Pty Ltd  
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## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. A089815CAD ST2 & 3 MT COMP REV A SHEET 1 OF 1 REVISION A

9 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

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Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

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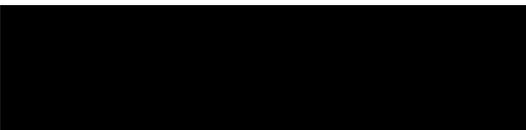
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Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (10 Watson Dr)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Submission - Mount Compass Golf Course Code Amendment - 10 Watson Drive, Mount Compass  
**Date:** Saturday, 9 October 2021 8:30:15 PM  
**Attachments:** [MCGC RE Stage 2A and 2B Plans.pdf](#)  
[10 Watson Drive LoEDoc E3F032.pdf](#)  
[Consultation Response 10 Watson Drive Mount Compass 20211009 - Capitoline Property.pdf](#)  
**Importance:** High

---

Dear Sir / Madam

Please find attached our submission for your attention.

Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071  
M: [REDACTED]  
[REDACTED]



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| A                                   | 10.07.2018 | INITIAL ISSUE | DEL        |
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| CONTOUR INTERVAL: | -                |
| SURVEY:           | -                |
| DRAWN:            | DEL - 10.07.2018 |
| CHECKED:          | -                |

Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5067  
 PO Box 1000 Kent Town, SA 5071  
 ABN 93007 753 988

T (08) 8130 1666  
 F (08) 8362 0099  
 W www.alexander.com.au  
 E adelaide@alexander.com.au

+ Property + Land Development +  
 + Construction + Mining +  
 + Spatial Information Management +

## MT COMPASS STAGES 2 & 3 PEGGING PLAN

DRAWING No. SHEET 1 OF 1 REVISION

A089815CAD ST2 & 3 MT COMP REV A A

9 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**10 Watson Drive, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, legally described as Certificate of Title Register Book Volume 6253 Volume 778.

When we purchased our land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 14 owners affected by this in Stage 2A of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We request our land be rezoned **Neighbourhood** to correct this appalling situation.

As an alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

The golf course land has also suffered a similar fate – it has been downzoned from **Residential to Recreation** through the same process.

The intervention of Alexandrina Council in the Planning & Design Review has caused significant and unnecessary financial costs, distress and operational disruption for the golf course business.

Downzoning of the golf course land to Recreation has forced sale of some land parcels to reduce debt. The loss of that land requires reconfiguration of the second and third holes of the golf course with further unnecessary expense.

The Mount Compass Golf Course land holdings should have transitioned to **Neighbourhood** zone on a like for like basis.

The Code Amendment documents propose inclusion of a Concept Plan that defines the golf course land as “Open Space” under a **Golf Course Estate** zone.

This does not correct the downzoning of the land - instead it significantly increases the risk of the golf course operations being shut down permanently because of the impact on land value that is used as security for finance that supports the ongoing operation of the golf course.

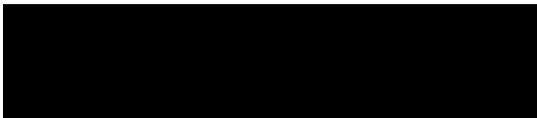
What is proposed in the Code Amendment documents (the Concept Plan) is tantamount to compulsory acquisition of the golf course land without payment of compensation.

The development rights that existed under the previous Residential zone need to be reinstated so the land value is restored so the golf course can continue to operate.

We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (71 George Francis Drive)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment Submission - 71 George Francis Drive, Mount Compass  
**Date:** Monday, 18 October 2021 11:06:01 AM  
**Attachments:** [image001.jpg](#)  
[71 George Francis Drive - A Milne.pdf](#)  
[71 George Francis Drive LoEDoc WC37M6.pdf](#)  
[A089815CAD STAGE 1 REV A 20170215.pdf](#)  
**Importance:** High

---

Dear Sir / Madam

Please find attached a letter on behalf of Mr Andrew Milne – a land owner overlooking the golf course.

Sincerely



Stephen Connor  
Managing Director  
Capitoline Property Pty Ltd (trading as Mount Compass Golf Course)  
PO Box 258, Mount Compass SA 5210  
George Francis Drive, Mount Compass SA 5210

M [REDACTED]  
[REDACTED]

24 September 2021

---

Senior Planner

Planning & Land Use Services – Code Amendment Team

Attorney General's Department

PO Box 1815

**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**SUBMISSION: MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**71 George Francis Drive, Mount Compass SA 5210**

I am the registered proprietors of the above property, legally described as Certificate of Title Register Book Volume 6201 Volume 28.

When I purchased the allotment in Stage 1A of the Mount Compass Golf Course Residential Estate it was zoned **Residential**.

---

I understand the land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021. As the land owner I was not notified or consulted about the rezoning.

This should not have occurred and has devalued our property. It is a matter of great concern and importance to me.

I have attached a printout showing the zoning of our property from the PlanSA website for your information. There are 7 owners in total affected by this in Stage 1.

The land should have transitioned to **Neighbourhood** zone, which we understand was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

I will be building a new home on the property. The pathway for my approvals is very different from what it should be under the **Neighbourhood** zone.

I request my land be rezoned **Neighbourhood**.

As an alternative I will support rezoning of my land to **Golf Course Estate** zone.

---

**Mount Compass Golf Course, Mount Compass SA 5210**

I understand that the golf course land has also suffered a similar fate to our property – it has been downzoned from **Residential** to **Recreation** through the same process.

The intervention of Alexandrina Council in this process has caused significant trouble for the golf course owner / operator as their land holdings should also have transitioned to **Neighbourhood** zone on a like for like basis.

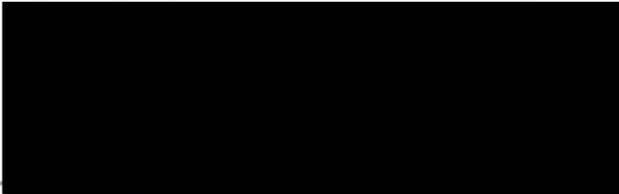
We understand the golf course owner / operator requires the zoning to be corrected to restore their property value to ensure the ongoing maintenance and viability of the golf course.

The inclusion of a Concept Plan that defines the golf course land as “Open Space” does not achieve this - instead it significantly increases the risk of the golf course operations being shut down because of the loss of land value that is supporting the ongoing operation of the golf course.

Further to this the Concept Plan leaves only a narrow strip of land in front of the properties fronting the golf course available for development. That is not what I want to see happen.

As a result I am fully supportive of Capitoline Property Pty Ltd’s land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – with no concept plan or overlay restrictions to support retention of the golf course.

Yours sincerely



A Milne



6084800 N



6084700 N



6084600 N

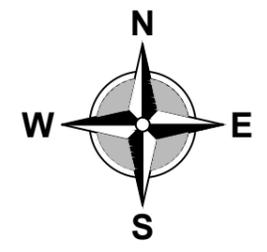
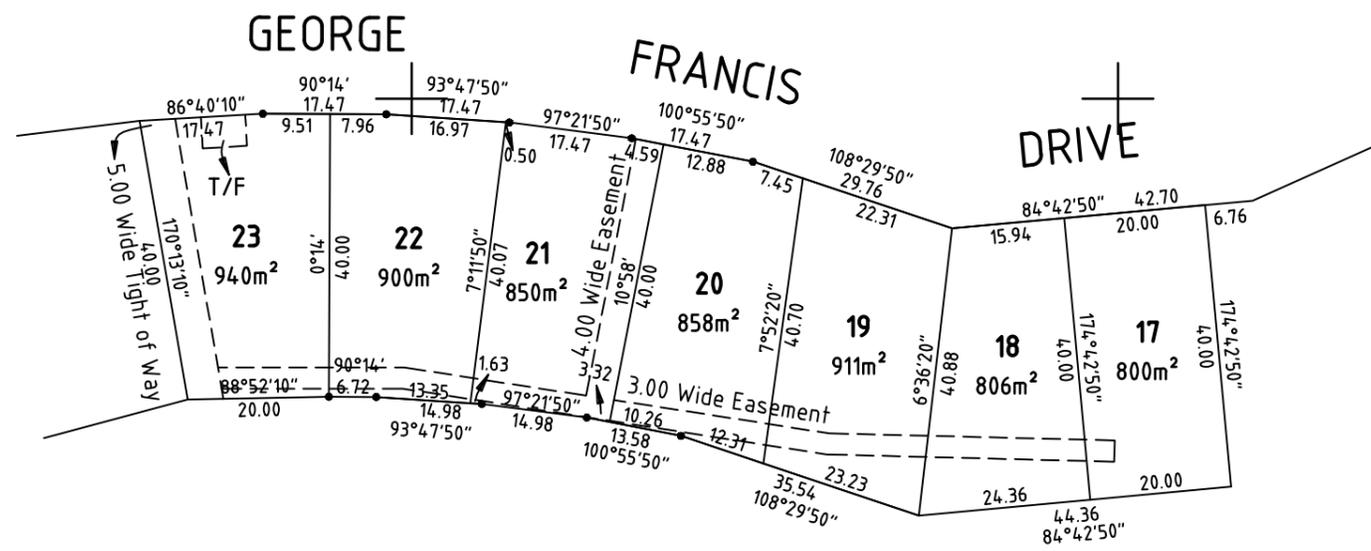


282400 E

282500 E

282600 E

282700 E



|                                     |            |               |      |       |
|-------------------------------------|------------|---------------|------|-------|
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 30/05/2016 | INITIAL ISSUE | DEL  |       |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |      |       |

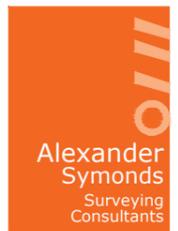


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|---------------------------------|--------------------|
| CONTOUR INTERVAL:               | -                  |
| SURVEY:                         | -                  |
| DRAWN:                          | - DEL - 30.05.2016 |
| CHECKED:                        | -                  |
| © ALEXANDER & SYMONDS PTY. LTD. |                    |

Alexander & Symonds Pty Ltd  
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 E adelaide@alexander.com.au

+ Property + Land Development +  
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 + Spatial Information Management +



## STAGE 1 MOUNT COMPASS PEGGING PLAN

|            |                          |        |          |
|------------|--------------------------|--------|----------|
| SHEET SIZE | DRAWING No.              | SHEET  | REVISION |
| A3         | A089815CAD STAGE 1 REV A | 1 OF 1 | A        |

## Stephen Connor (125 letters)

**From:** [REDACTED]  
**Subject:** Mount Compass Golf Course Code Amendment - Consultation Submissions  
**Date:** Friday, 22 October 2021 4:01:42 PM  
**Attachments:** [image001.jpg](#)  
[MCGC Rezoning Letters of Support Batch 1.pdf](#)  
[MCGC Rezoning Letters of Support Batch 2.pdf](#)  
[MCGC Rezoning Letters of Support Batch 3.pdf](#)  
**Importance:** High

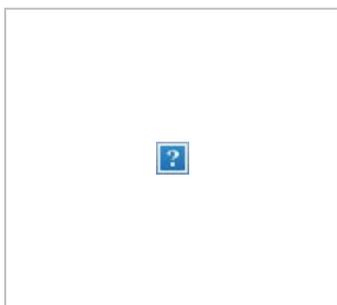
---

Dear Sir / Madam

Please find attached a total of 125 individually signed letters from the golfing community in support of the rezoning of Mount Compass Golf Course and adjacent land.

The letters are all **in support of rezoning to Golf Course Estate** as recommended by the Environment Resource and Development Committee of Parliament – **with no Concept Plan.**

Yours sincerely,



Stephen Connor  
Managing Director  
Capitoline Property Pty Ltd (trading as Mount Compass Golf Course)  
PO Box 258, Mount Compass SA 5210  
George Francis Drive, Mount Compass SA 5210  
M [REDACTED]  
[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: MICHAEL PORTER

ADDRESS:



DATE:

4/8/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: KEITH HALE

ADDRESS:



DATE:

8.8.2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: STEPHEN CAEBLER

ADDRESS:



DATE:

31/07/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *MAGGIE BROWN*

ADDRESS:



DATE: *31/07/2021*

SIGNED:



19th July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *MICHAEL PRANCE*

ADDRESS

DATE:

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *Clive Waterhouse*

ADDRESS:



DATE:

*7-8-21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *KYM TRUMAN*

ADDRESS:



DATE:

*7/8/21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

Dean Hurford

ADDRESS:



DATE:

4<sup>th</sup> Aug 2021

SIGNED:



29 July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
PO Box 258  
MOUNT COMPASS SA 5210

Dear Minister Chapman,

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individual to **Golf Course Estate**.

Yours faithfully,  
RV JORDAN PTY LTD



**TIM JORDAN**  
Managing Director

TJ:sr

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

GARY J. DEBOAR

ADDRESS:

[REDACTED]

DATE:

21/7/21

[REDACTED]

(REGULAR VISITOR TO THIS BEAUTIFUL  
GOLF COURSE)

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
MOUNT COMPASS SA 5210

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: GRACE CARLESS.

ADDRESS

DATE: 23/7/21

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
MOUNT COMPASS SA 5210

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: SUSAN TAYLOR.

ADDRESS:



DATE: 23/7/20

SIGNED



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
MOUNT COMPASS SA 5210

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: JULIE CARLESS .

ADDRESS:



DATE:

23/7/21.

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
MOUNT COMPASS SA 5210

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *EMILY CARLESS*

ADDRESS:



DATE: *23/7/21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

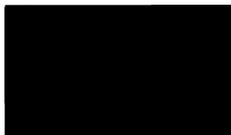
NAME: Oliver Firth

ADDRESS:



DATE: 15/07/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

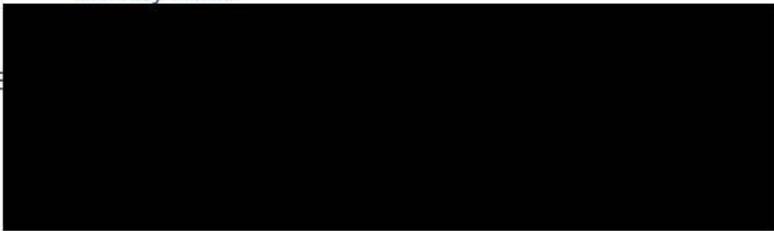
We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Tim Phillips

ADDRESS: 

DATE: 26 July 2021

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

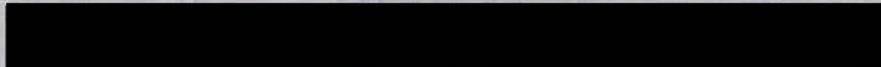
We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

LAURIE Roy

ADDRESS:



DATE:

16/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

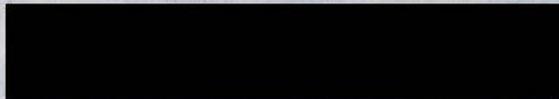
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitaline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

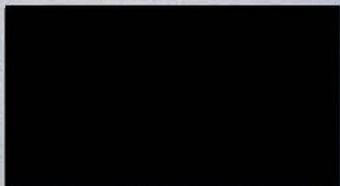
NAME: *Bennie Roy*

ADDRESS:



DATE: *16.07.2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP

Deputy Premier and Attorney General

Minister for Planning and Local Government

c/- PO Box 258

MOUNT COMPASS SA 5210

Dear Minister Chapman

***RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE***

I understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

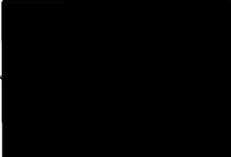
I ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

You will note I am from Victoria. Our group of golfers, pre Covid-19, travel to SA each year to play golf and stay on the Fleurieu Peninsula. One of the golfing highlights is playing at Mt Compass, not only for a great course but also for the hospitality shown by the staff. It would be a great shame if the course/club folded.

NAME: Graham Burns

ADDRESS: 

DATE: 19 July 2021

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

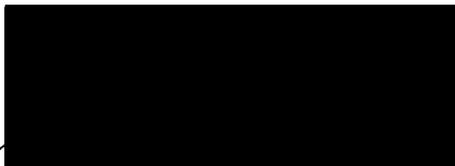
GRANT TERRY LAIDLAW

ADDRESS:

DATE:

18-7-2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

*Neil Tenkin*

ADDRESS:



DATE:

*21/7/21*

SIGNED:



*Four of us came from the Narroton Ranges to play the course. It is a gem & will attract visitors. Its present form should be maintained & the immediate rezoning is necessary.*

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

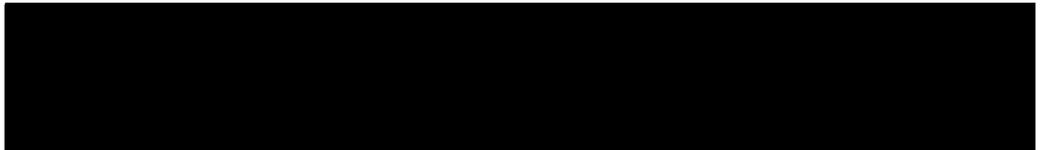
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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

*Terrence John Edwards*

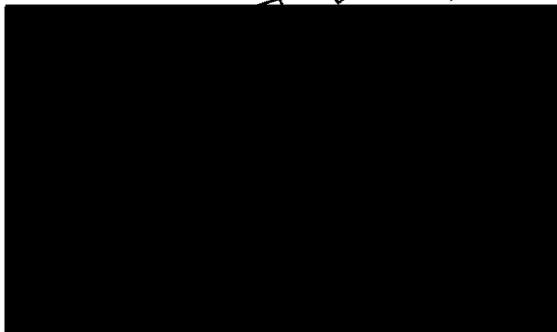
ADDRESS:



DATE:

*28 July 2021*

SIGNED:



23 July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
C/- PO Box 258  
MOUNT COMPASS SA 5210

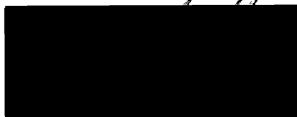
Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

I understand your recent decision to not accept the recommendation of the ERD Committee poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

As a concerned South Australian resident and user of the Mount Compass Golf Course I ask that you reverse your recent decision and accept the ERD Committee's recommendation to allow the immediate rezoning of the Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

Yours faithfully



Steve Saffell



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

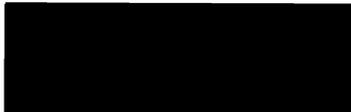
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: D Kiley and M Lee

ADDRESS:



DATE:

19/07/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: W Sierat & E Hughes

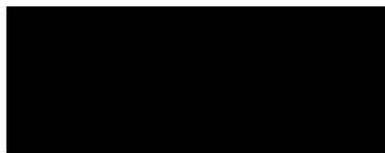
ADDRESS:



DATE:

23 / 7 / 21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

NAME:

*U. K. Moore*

ADDRESS:

DATE:

*22-7-21*

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

MARK HILTON

ADDRESS:

[REDACTED]

DATE:

20.7.2021.

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

LAVIE BROOMHEAD

ADDRESS:

[REDACTED]

DATE:

18/12/21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *Liloby B ROOMHEAD*

ADDRESS:



DATE: *18/7/21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: M Haslett & H Brown

ADDRESS:



DATE: 21/07/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: MARK SACCOIA

ADDRESS:



DATE:

16.07.21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *Sam Crama* [REDACTED]

ADDRESS: [REDACTED]

DATE: *16/07/2021*

SIGNED [REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *Carrie Daniels*

ADDRESS:

[REDACTED]

DATE:

*16/7/21*

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Warren Fairlie

ADDRESS:

DATE:

16<sup>th</sup> July 2021

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: John Garrett

ADDRESS:



DATE:

15/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: David Garrett

ADDRESS

DATE: 15/7/21

SIGNED:

Tony Timmins



16 July 2021

The Hon Vickie Chapman MP  
Deputy Premier, Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258 MOUNT COMPASS SA 5210

Dear Minister Chapman,

RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE

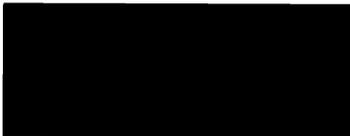
We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd. We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

Mount Compass Golf Course is an important sporting infrastructure to the golfing community of South Australia. Golf courses of this quality help to maintain the highly regarded reputation of golf courses in SA and contribute to our ability to attract golfing tourists as well as provide a high quality facility for local golfers not easily found in a public course.

The course was designed by the world class architects of the Crafter family and is gradually being upgraded to its full potential by the current owners. It would be a travesty to see it ruined by residential development on its northern border which would require alterations to the first and third holes.

I urge you to immediately grant Golf Course Estate zoning to Capitoline Property Pty Ltd so that they can continue the great work they are doing to advance golf and tourism in the Mount Compass area.

Yours sincerely,



Tony Timmins

Past Chair, GolfSA



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

*Crawford Giles*

ADDRESS:



DATE:

*16 July 2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

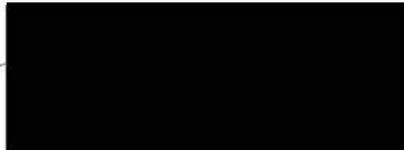
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *MICHAEL CLARK*

ADDRESS:



DATE:

*15/7/2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

*Peter Botha*

ADDRESS:

[REDACTED]

DATE:

*16 / 7 / 2021*

SIGNED:

[REDACTED]

15<sup>th</sup>

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Michael Payne

ADDRESS:

DATE: 15/7/2021

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: TIM WILLYATT

ADDRESS:



DATE: 15/7/21

SIGNED:





Enva Australia Pty Ltd  
ABN 21 098 806 501  
AFSL No 424494

8/130 Main Road, McLaren Vale SA 5171  
PO Box 265, McLaren Vale SA 5171

T 1300 160 803  
E [enquiry@enva.com.au](mailto:enquiry@enva.com.au)

[www.enva-australia.com.au](http://www.enva-australia.com.au)

16 July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258 MOUNT COMPASS SA 5210

Dear Minister Chapman,

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

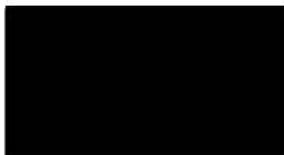
We operate a local financial services and investment company in McLaren Vale (Enva) and facilitate the Pennington Cliffs Property Trust which is managing the construction of the \$20+ million Kangaroo Island Destination Golf Course – The Cliffs.

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd. We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

Rezoning a parcel of land can have a catastrophic impact on both the value of land and the loan to valuation ratio that a lender is likely to offer on that land. In the case of regional rural land this may be as low as 30% of the land value while "neighborhood" land could be as high as 80%.

The proprietors of the MCGC have stated that rezoning has significantly impacted their lender relationship and while we do not manage their affairs, we support this claim and endorse their request.

South Australia must continue to create, retain and improve its regional tourism assets. The MCGC has been steadily improving its market offer and it would be a shame for an ill-conceived and allegedly conflicted council motion to disrupt this trajectory.



Michael Baragwanath  
Responsible Manager of Enva Australia  
Investment Manager – Pennington Cliffs Property Trust

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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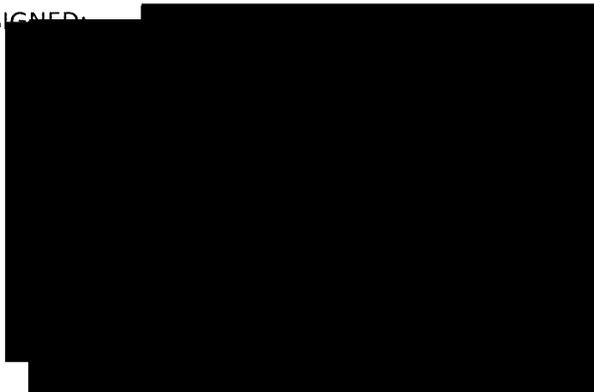
NAME: K & J Martin & E MARTIN (DAUGHTER/OWNER)

ADDRESS:



DATE: 14.7.2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: T & K Arrowsmith

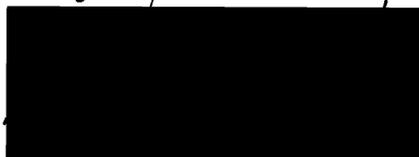
ADDRESS:



DATE:

14<sup>th</sup> JULY 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: T & K Arrowsmith

ADDRESS:



DATE:

14/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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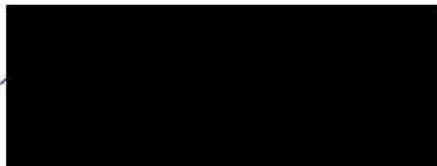
NAME: NICHOLAS WHITE

ADDRESS:



DATE: 16 JULY 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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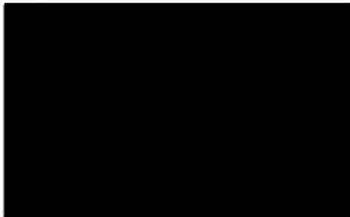
NAME: *BRADLEY EIFFE*

ADDRESS:



DATE: *16 JULY 2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

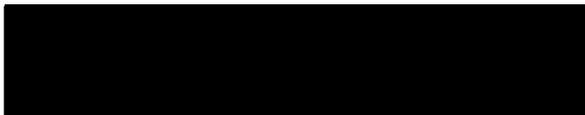
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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *JORRKE O'SWANNASSY*

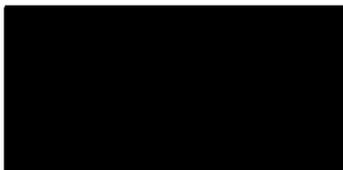
ADDRESS:



DATE:

*16/7/2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

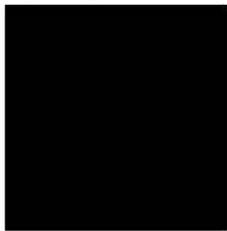
NAME: Jackie Eiffe

ADDRESS:



DATE: 16/7/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government c/- PO Box 258

**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE  
ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

NAME: *Linda Crabb*

ADDRESS: 

DATE: *14 July 2021*

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government c/- PO Box 258

**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE  
ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: DAVID CRABB

ADDRESS:



DATE: 14 JULY 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

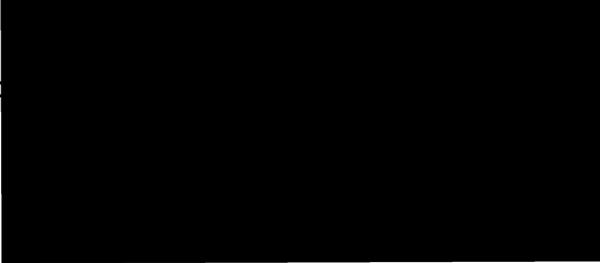
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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *John Summers*

ADDRESS: 

DATE: *10/7/2021* 

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Ben Cameron

ADDRESS: [REDACTED]

DATE: 19<sup>th</sup> July 2021

SIGNED: [REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Timothy Kleinig

ADDRESS: 

DATE: 20/7/21

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

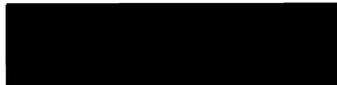
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: T Vitkunis & A Taylor

ADDRESS:



DATE: 19/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: Jack Ferraro

ADDRESS:



DATE: 17/7/21

SIGNED



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: *Tim BLATCH, BRIDGESTONE GOLF CLUB*

ADDRESS:

DATE:

*19/7/21*

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

DAVID W. SMITH .

ADDRESS:

[REDACTED]

DATE:

17.7.21.

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME:

BRENDAN WILLIAMS

ADDRESS:

[REDACTED]

DATE:

25 JULY 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: BRIAN BELL

ADDRESS: 

DATE: 22/7/21

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

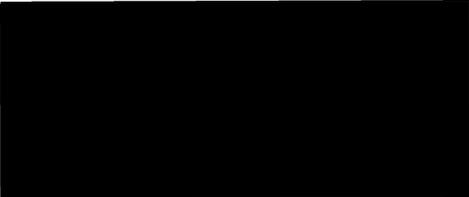
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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: John Clisby

ADDRESS: 

DATE: 17-7-21

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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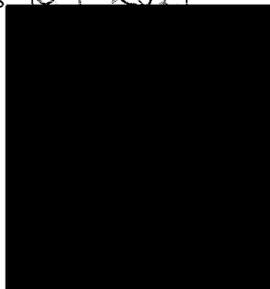
NAME: DAVID GANGE

ADDRESS:



DATE: 13-07-2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

*Travis Modra*

ADDRESS:



DATE:

*17/7/21*

SIGNED:



*10*

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: *David Bunford*

ADDRESS:

[REDACTED]

DATE:

*18/7/21*

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

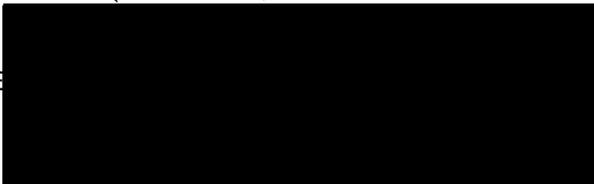
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NAME: *MARK F. BROWN.*

ADDRESS: 

DATE: *18/7/21.*

SIGNE 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: DAVID THRELFALL

ADDRESS:

[REDACTED]

DATE:

18 JULY 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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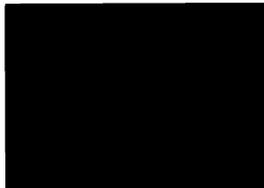
NAME: *Bruce Gull.*

ADDRESS:



DATE: *18/7/21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

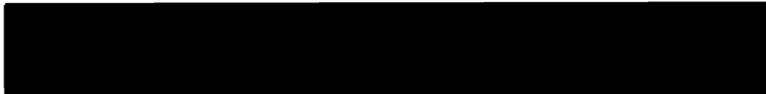
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *ARON HADEN*

ADDRESS:



DATE: *18.7.21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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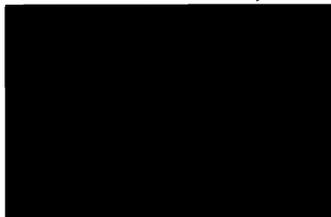
NAME: Russell Boyd

ADDRESS:



DATE: 18.7.21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: CRAIG PITCHER

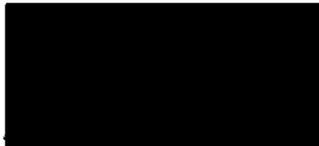
ADDRESS:



DATE:

18 7 21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: John Grinter

ADDRESS:

DATE: 16/07/21

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: HAROLD WALFORD THYER

ADDRESS

DATE: 16/7/2021

SIGNED:



Enva Australia Pty Ltd  
ABN 21 098 806 501  
AFSL No 424494

8/130 Main Road, McLaren Vale SA 5171  
PO Box 265, McLaren Vale SA 5171

T 1300 160 803  
E [enquiry@enva.com.au](mailto:enquiry@enva.com.au)

[www.enva-australia.com.au](http://www.enva-australia.com.au)

16 July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258 MOUNT COMPASS SA 5210

Dear Minister Chapman,

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We operate a local financial services and investment company in McLaren Vale (Enva) and facilitate the Pennington Cliffs Property Trust which is managing the construction of the \$20+ million Kangaroo Island Destination Golf Course – The Cliffs.

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to Golf Course Estate.

Rezoning a parcel of land can have a catastrophic impact on both the value of land and the loan to valuation ratio that a lender is likely to offer on that land. In the case of regional rural land this may be as low as 30% of the land value while "neighborhood" land could be as high as 80%.

The proprietors of the MCGC have stated that rezoning has significantly impacted their lender relationship and while we do not manage their affairs, we support this claim and endorse their request.

South Australia must continue to create, retain and improve its regional tourism assets. The MCGC has been steadily improving its market offer and it would be a shame for an ill-conceived and allegedly conflicted council motion to disrupt this trajectory.



Michael Baragwanath  
Responsible Manager of Enva Australia  
Investment Manager – Pennington Cliffs Property Trust

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: JOHN HVALICA

ADDRESS:

[REDACTED]

DATE: 15/7/2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: Victor Birman

ADDRESS:

[REDACTED]

DATE: 16 July, 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: Angelo Salerno

ADDRESS:



DATE: 15/7/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: **ANDREW L. STOLER**

ADDRESS:



DATE:

**16 JULY 2021**

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME:

Warren Fairlie

ADDRESS:

[REDACTED]

DATE:

16<sup>th</sup> July 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

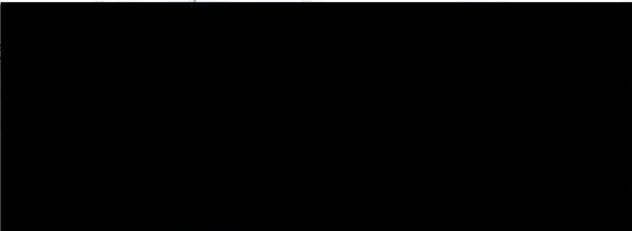
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NAME: FORD INGLIS

ADDRESS: 

DATE: 16/07/2021

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: JOHN HVALICA

ADDRESS:



DATE: 15/7/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

*CHRIS POWELL*

ADDRESS:

[REDACTED]

DATE:

*16 JULY 2011*

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

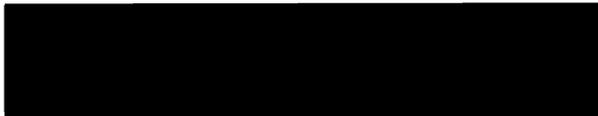
**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: *Louis Plaza*

ADDRESS:



DATE: *15/7/21*

SIGNED



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

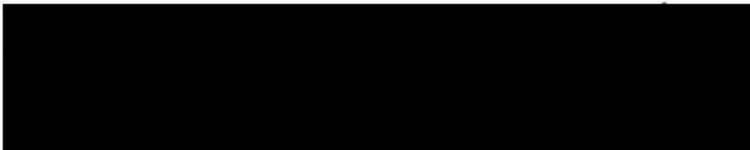
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NAME: **Michael Chaina**

ADDRESS:



DATE:

**15/7/21**

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME:

Jake Dilliway

ADDRESS:

[REDACTED]

DATE:

15/07/2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Rob Gordon

ADDRESS:



DATE: 15th July 21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: R.W. Mitchell

ADDRESS:

DATE: 15 July 2021

SIGNED

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME:

Greg Marks

ADDRESS:

[REDACTED]

DATE:

13-7-2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

PAUL KLEINIG

ADDRESS:

[REDACTED]

DATE:

15/7/21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Malcolm Warren

ADDRESS:



DATE: 15/07/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: NORMAN SLATOR

ADDRESS: [REDACTED]

DATE: 14 JULY 2021

SIGNED: [REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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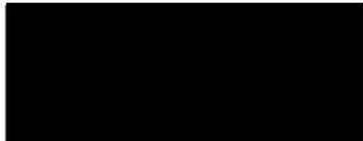
NAME: Daniel Wohling

ADDRESS:



DATE: 15 July 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Justin Hazell

ADDRESS:

[REDACTED]

DATE: 15 July 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Carolyn Astley

ADDRESS: 

DATE: 15th July 2021

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: CHRIS BAKER

ADDRESS:



DATE: 14 July 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: Aaron Ladd

ADDRESS:



DATE:

14/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME: *Jeremy Way*

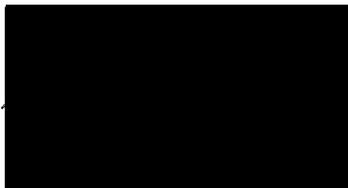
ADDRESS:



DATE:

*14.7.21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: Luke West

ADDRESS:

DATE: 14/7/21

SIGNED:

14 July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME:

DARREN TULL

ADDRESS:

[REDACTED]

DATE:

14/7/2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME: SCOTT CUNNINGHAM

ADDRESS:

DATE:

14/7/21

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

*Stewart M Wilson*

ADDRESS:

[REDACTED]

DATE:

*14/7/21*

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
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NAME: J. C. SCHWARTZ

ADDRESS: [REDACTED]

DATE: 14/8/21

SIGNED: [REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME:

*Phil Bland*

ADDRESS:

[REDACTED]

DATE:

*14/7/21*

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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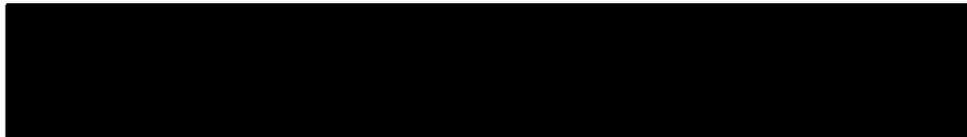
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NAME:

*R. Macdonald*

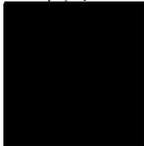
ADDRESS:



DATE:

*13/7/21*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
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NAME: Matthew Overall

ADDRESS:



DATE: 13/07/2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

Michael Clough

ADDRESS:

[REDACTED]

DATE:

13 July 2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME: *Tim Prouis*

ADDRESS:



DATE:

*13/7/2021*

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME: PAUL ROGERS

ADDRESS:

DATE: 13/7/21

SIGNED

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME:

John Morrell

ADDRESS:

[REDACTED]

DATE:

13/7/21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

Stephen Francis

ADDRESS:

[REDACTED]

DATE:

13/7/21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: Mark Kittel

ADDRESS:

DATE:

13/7/21

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME: James West

ADDRESS:



DATE: 13/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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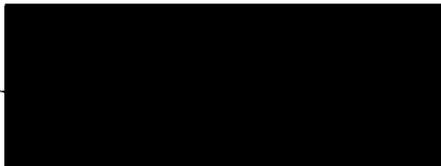
NAME: DAMIEN BARTLOW

ADDRESS:



DATE: 13/08/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME: Jack Sangster

ADDRESS: 

DATE: 13/08/21

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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NAME: *Jarrod Baeh*

ADDRESS: 

DATE: *13/7/21*

SIGNED: 

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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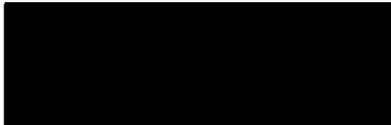
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NAME:

A. A. LEANE

ADDRESS:



DATE:

13/07/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

Colin EVANSON

ADDRESS:



DATE:

13 July 2021

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

ROBERT WADE

ADDRESS:

[REDACTED]

DATE:

12/07/2021

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

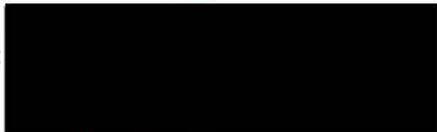
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NAME:

Geoffrey Verrall

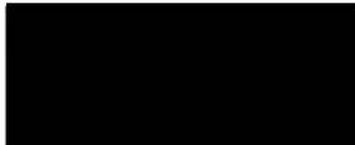
ADDRESS:



DATE:

11/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

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NAME:

KEITH HALE

ADDRESS:

[REDACTED]

DATE:

11.7.21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

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NAME:

J D MERRITT

ADDRESS:

[REDACTED]

DATE:

11/7/21

SIGNED:

[REDACTED]

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

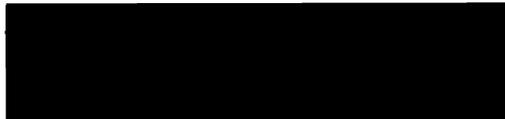
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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: RODNEY RAMASAWMY

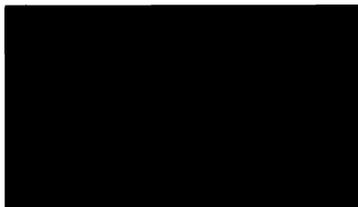
ADDRESS:



DATE:

11/7/21

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

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We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: Terry Edwards

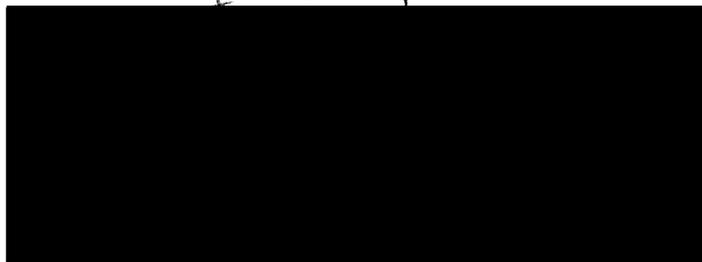
ADDRESS:



DATE:

12 July 2021.

SIGNED:



July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME: ROBERT LANG

ADDRESS:

DATE: 12-7-21

SIGNED:

July 2021

The Hon Vickie Chapman MP  
Deputy Premier  
Attorney General  
Minister for Planning and Local Government  
c/- PO Box 258  
**MOUNT COMPASS SA 5210**

Dear Minister Chapman

**RE: MOUNT COMPASS GOLF COURSE – GOLF COURSE ESTATE ZONE**

We understand your recent decision declining to accept the recommendation of the ERD Committee of State Parliament poses a significant threat to the survival of the Mount Compass Golf Course business owned by Capitoline Property Pty Ltd.

We ask you to reverse your recent decision to not accept the ERD Committee's recommendation and to allow the immediate rezoning of Mount Compass Golf Course and peripheral properties owned by other private individuals to **Golf Course Estate**.

NAME:

TRENOR POLZA

ADDRESS:

[REDACTED]

DATE:

2/8/21.

SIGNED:

[REDACTED]

## Stephen Connor (Lot 1, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 1 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:36:00 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Consultation Response Allotment 1 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
**Importance:** High

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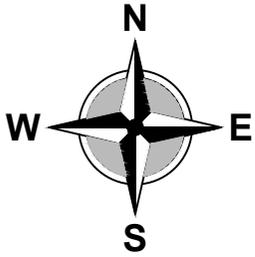
Dear Sir / Madam

Please find attached our submission in relation to the above matter.

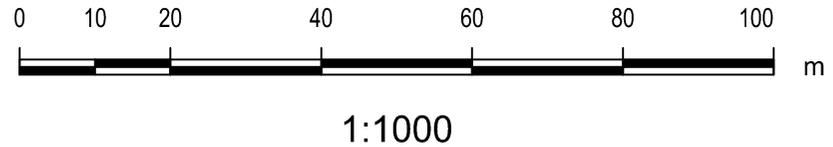
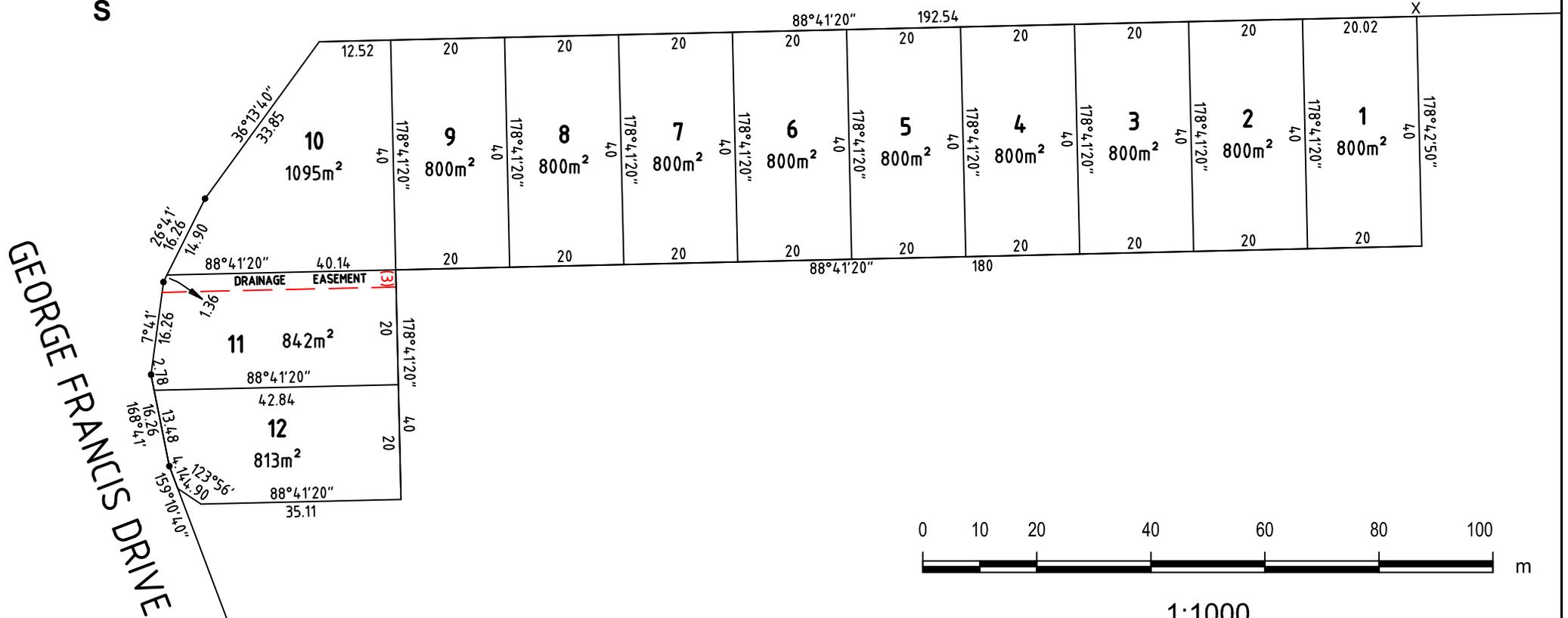
Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: [REDACTED]  
[REDACTED]



# ARTHUR ROAD



|                                     |            |               |      |       |
|-------------------------------------|------------|---------------|------|-------|
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 15.02.2021 | INITIAL ISSUE |      |       |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |      |       |

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| DEL |  |
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Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5067  
 PO Box 1000 Kent Town, SA 5071  
 ABN 93007 753 988

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 F (08) 8362 0099  
 W www.alexander.com.au  
 E adelaide@alexander.com.au

+ Property + Land Development +  
 + Construction + Mining +  
 + Spatial Information Management +

**GEORGE FRANCIS DRIVE  
 STAGE 1B PEGGING PLAN  
 MT COMPASS**

|                         |  |                 |                      |
|-------------------------|--|-----------------|----------------------|
| SHEET SIZE<br><b>A4</b> | DRAWING No.<br>20A1486CAD MTC ST1B Rev A | SHEET<br>1 OF 1 | REVISION<br><b>A</b> |
|-------------------------|--|-----------------|----------------------|

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 1 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 1 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 12 allotments affected by this in Stage 1B of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We prefer our land be rezoned **Neighbourhood** through the Code Amendment process.

As a compromise alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

The golf course land has also suffered a similar fate – it has been downzoned from **Residential to Recreation** through the same process.

The intervention of Alexandrina Council in the Planning & Design Review resulting in the downzoning of the golf course land has caused significant and unnecessary financial costs, distress and operational disruption for the golf course business.

Downzoning of the golf course land to Recreation has forced sale of some land parcels to reduce debt. This land forms part of that sale.

The loss of this land requires reconfiguration of the second and third holes of the golf course with further unnecessary expense for the golf course business.

The Mount Compass Golf Course land holdings should have transitioned to **Neighbourhood** zone on a like for like basis.

The Code Amendment documents propose inclusion of a Concept Plan that defines the golf course land as “Open Space” under a **Golf Course Estate** zone.

This does not correct the downzoning of the land - instead it significantly increases the risk of the golf course operations being shut down permanently because of the impact on land value that is used as security for finance that supports the ongoing operation of the golf course.

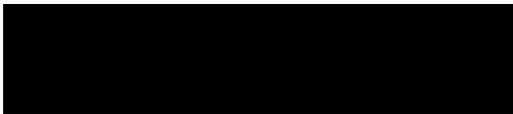
What is proposed in the Code Amendment documents (the Concept Plan) is tantamount to compulsory acquisition of the golf course land without payment of compensation.

The development rights that existed under the previous Residential zone need to be reinstated so the land value is restored so the golf course can continue to operate.

We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 2, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 2 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:36:52 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 2 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

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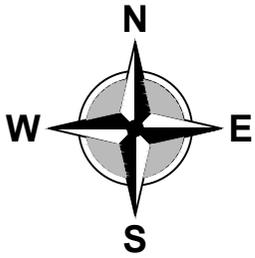
Dear Sir / Madam

Please find attached our submission in relation to the above matter.

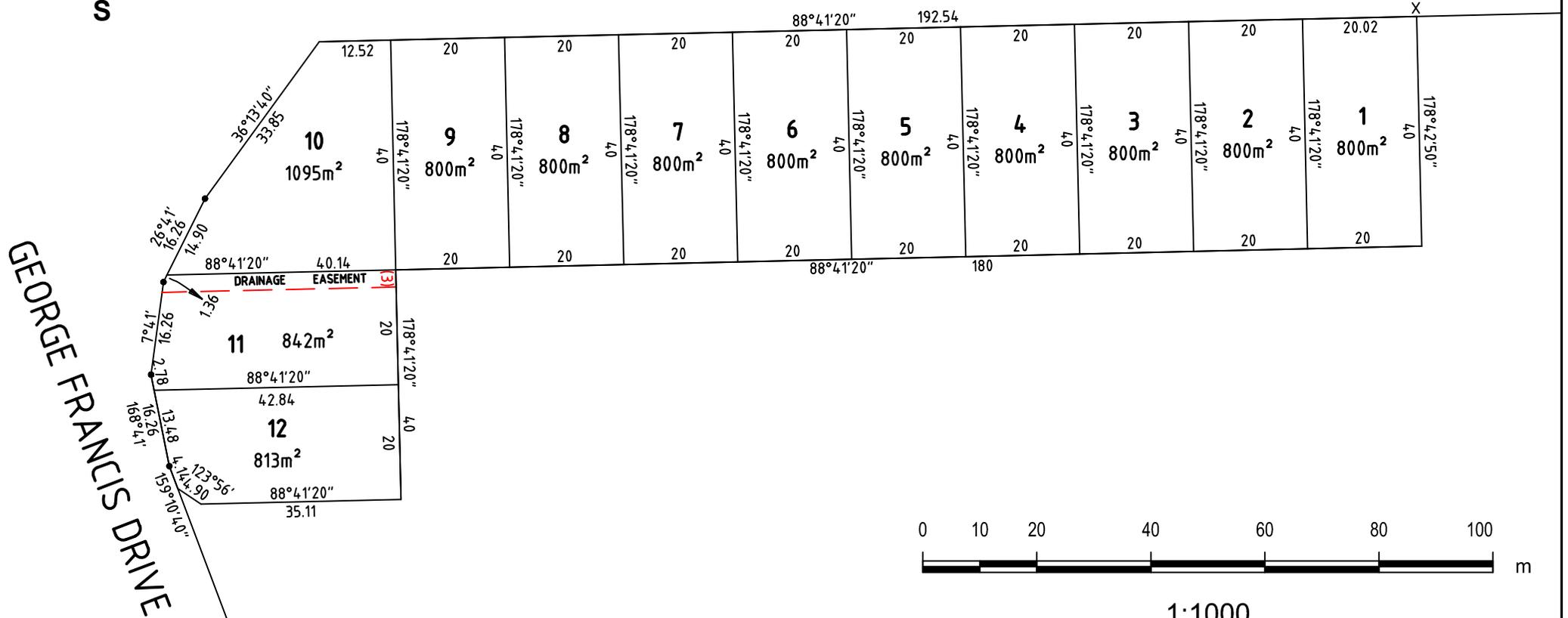
Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: + [REDACTED]  
[REDACTED]



# ARTHUR ROAD



|                                     |            |               |      |       |
|-------------------------------------|------------|---------------|------|-------|
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 15.02.2021 | INITIAL ISSUE |      |       |
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 W www.alexander.com.au  
 E adelaide@alexander.com.au

+ Property + Land Development +  
 + Construction + Mining +  
 + Spatial Information Management +

**GEORGE FRANCIS DRIVE  
 STAGE 1B PEGGING PLAN  
 MT COMPASS**

|                         |  |                 |                      |
|-------------------------|--|-----------------|----------------------|
| SHEET SIZE<br><b>A4</b> | DRAWING No.<br>20A1486CAD MTC ST1B Rev A | SHEET<br>1 OF 1 | REVISION<br><b>A</b> |
|-------------------------|--|-----------------|----------------------|

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 2 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 2 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 12 allotments affected by this in Stage 1B of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We prefer our land be rezoned **Neighbourhood** through the Code Amendment process.

As a compromise alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

The golf course land has also suffered a similar fate – it has been downzoned from **Residential to Recreation** through the same process.

The intervention of Alexandrina Council in the Planning & Design Review resulting in the downzoning of the golf course land has caused significant and unnecessary financial costs, distress and operational disruption for the golf course business.

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The Mount Compass Golf Course land holdings should have transitioned to **Neighbourhood** zone on a like for like basis.

The Code Amendment documents propose inclusion of a Concept Plan that defines the golf course land as "Open Space" under a **Golf Course Estate** zone.

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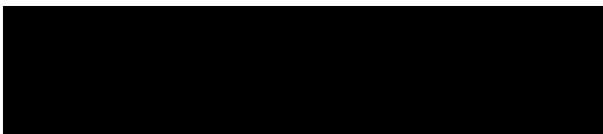
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We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 3, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 3 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:37:48 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 3 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

---

Dear Sir / Madam

Please find attached our submission in relation to the above matter.

Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: [REDACTED]  
[REDACTED]



10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 3 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 3 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 12 allotments affected by this in Stage 1B of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

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Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



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Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 4, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 4 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:38:35 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 4 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

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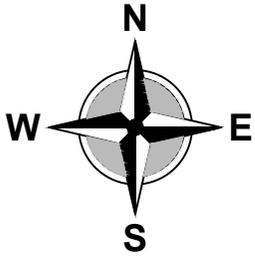
Dear Sir / Madam

Please find attached our submission in relation to the above matter.

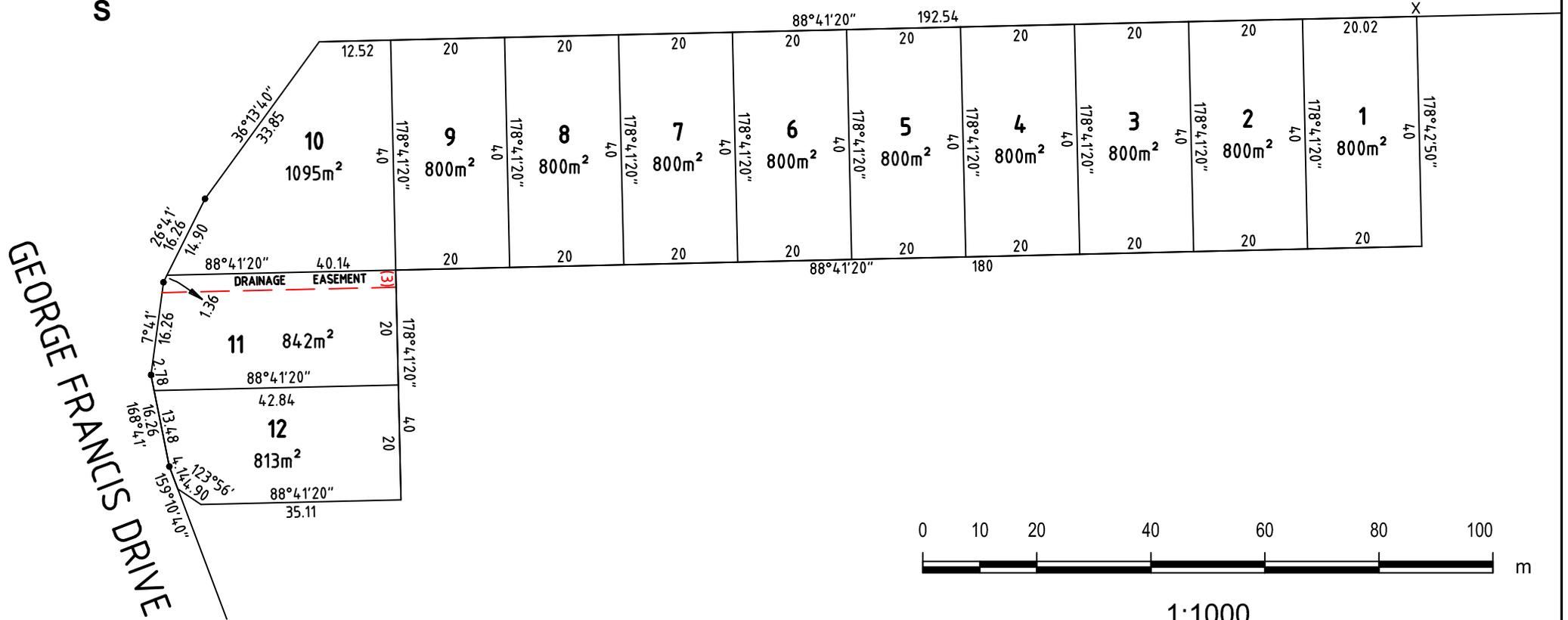
Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: + [REDACTED]  
[REDACTED]



# ARTHUR ROAD



1:1000

|                                     |            |               |      |       |
|-------------------------------------|------------|---------------|------|-------|
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 15.02.2021 | INITIAL ISSUE |      |       |
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## GEORGE FRANCIS DRIVE STAGE 1B PEGGING PLAN MT COMPASS

|            |                           |              |          |
|------------|---------------------------|--------------|----------|
| SHEET SIZE | DRAWING No.               | SHEET 1 OF 1 | REVISION |
| A4         | 20A1486CAD MTC ST1B Rev A |              | A        |

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 4 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 4 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 12 allotments affected by this in Stage 1B of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We prefer our land be rezoned **Neighbourhood** through the Code Amendment process.

As a compromise alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

The golf course land has also suffered a similar fate – it has been downzoned from **Residential to Recreation** through the same process.

The intervention of Alexandrina Council in the Planning & Design Review resulting in the downzoning of the golf course land has caused significant and unnecessary financial costs, distress and operational disruption for the golf course business.

Downzoning of the golf course land to Recreation has forced sale of some land parcels to reduce debt. This land forms part of that sale.

The loss of this land requires reconfiguration of the second and third holes of the golf course with further unnecessary expense for the golf course business.

The Mount Compass Golf Course land holdings should have transitioned to **Neighbourhood** zone on a like for like basis.

The Code Amendment documents propose inclusion of a Concept Plan that defines the golf course land as "Open Space" under a **Golf Course Estate** zone.

This does not correct the downzoning of the land - instead it significantly increases the risk of the golf course operations being shut down permanently because of the impact on land value that is used as security for finance that supports the ongoing operation of the golf course.

What is proposed in the Code Amendment documents (the Concept Plan) is tantamount to compulsory acquisition of the golf course land without payment of compensation.

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We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 5, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 5 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:39:26 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 5 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

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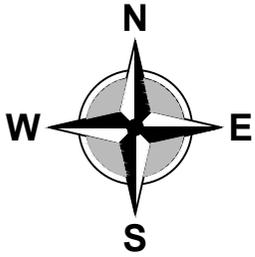
Dear Sir / Madam

Please find attached our submission in relation to the above matter.

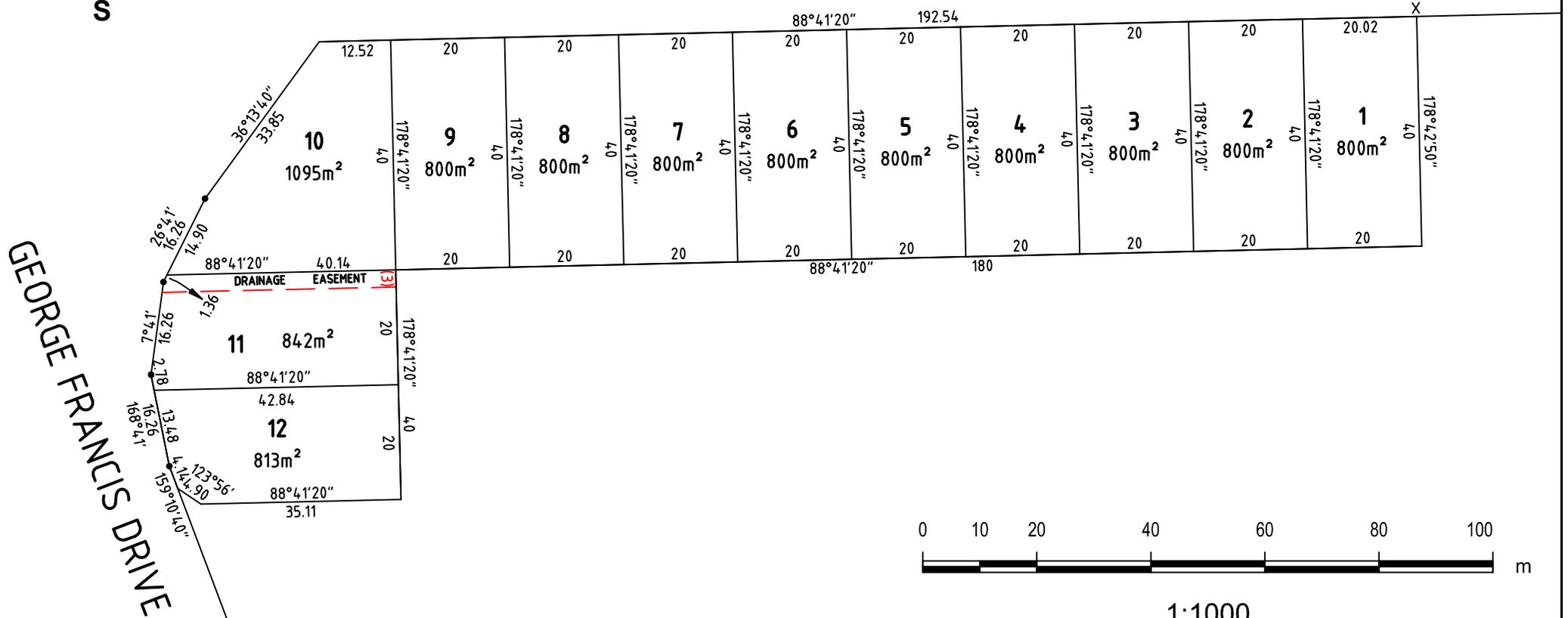
Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: [REDACTED]  
[REDACTED]



# ARTHUR ROAD



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| A                                   | 15.02.2021 | INITIAL ISSUE | DEL  |       |
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |      |       |

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 ABN 93007 753 988

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**F** (08) 8362 0099  
**W** www.alexander.com.au  
**E** adelaide@alexander.com.au

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## GEORGE FRANCIS DRIVE STAGE 1B PEGGING PLAN MT COMPASS

|                         |  |                 |                      |
|-------------------------|--|-----------------|----------------------|
| SHEET SIZE<br><b>A4</b> | DRAWING No.<br>20A1486CAD MTC ST1B Rev A | SHEET<br>1 OF 1 | REVISION<br><b>A</b> |
|-------------------------|--|-----------------|----------------------|

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 5 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 5 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

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ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



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Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 6, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 6 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:40:12 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 6 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

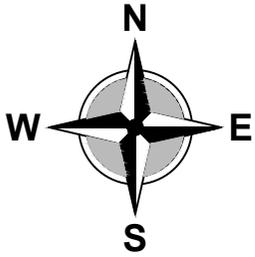
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Dear Sir / Madam

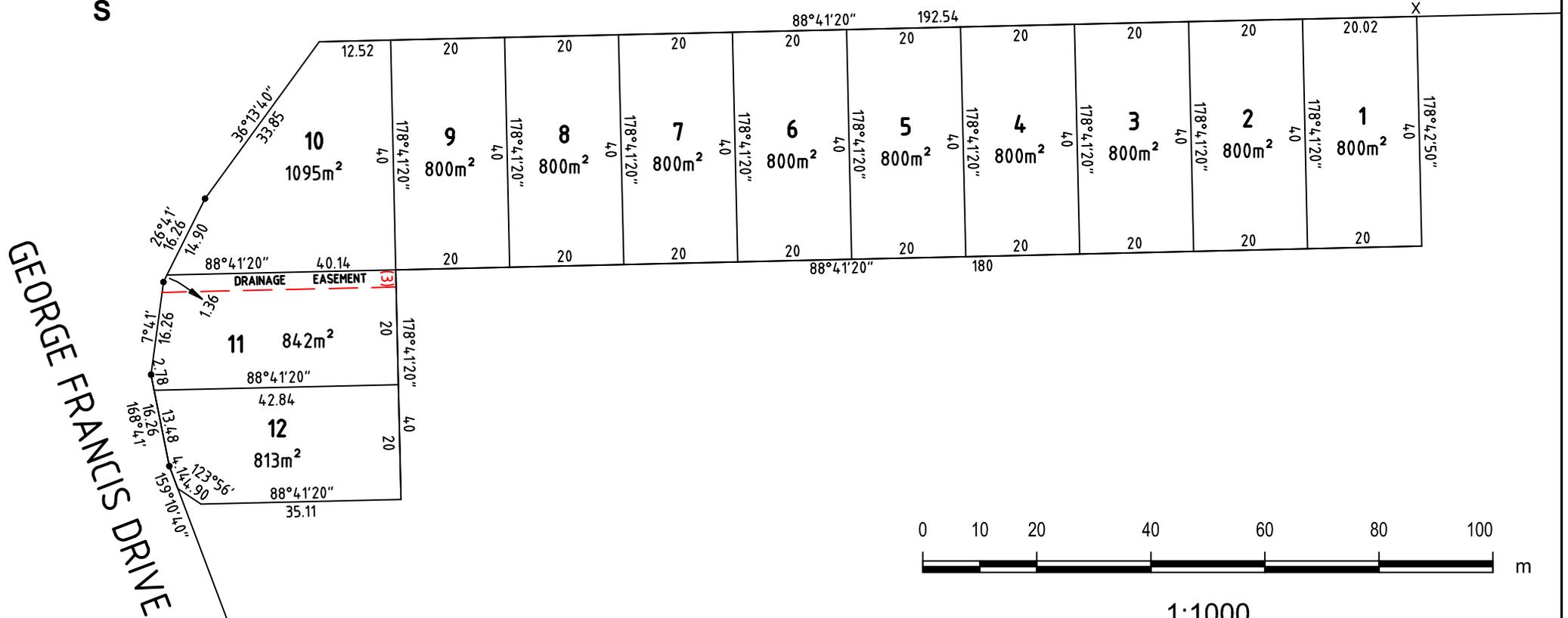
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Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071  
M: [REDACTED]  
[REDACTED]



# ARTHUR ROAD



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|-------------------------------------|------------|---------------|------|-------|
| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 15.02.2021 | INITIAL ISSUE |      |       |
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## GEORGE FRANCIS DRIVE STAGE 1B PEGGING PLAN MT COMPASS

|            |                           |              |          |
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| SHEET SIZE | DRAWING No.               | SHEET 1 OF 1 | REVISION |
| A4         | 20A1486CAD MTC ST1B Rev A |              | A        |

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 6 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 6 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

This should not have occurred and has devalued our property. We have lost development rights that were attributed to the land under its previous zoning.

It is a matter of great concern and importance to us. As the land owner we were not notified or consulted at all about the downzoning.

We have attached a printout showing the zoning of our property from the PlanSA website for your information.

There are 12 allotments affected by this in Stage 1B of the Mount Compass Golf Course Estate.

The land should have transitioned to **Neighbourhood** zone, which was initially proposed by the State Planning Commission in the process of introducing the Planning & Design Code, but as a result of the intervention of Alexandrina Council was instead rezoned **Recreation**.

We intend to build a new home on the property. The pathway for a building approval in this zone is very different from what it should be under the **Neighbourhood** zone.

We prefer our land be rezoned **Neighbourhood** through the Code Amendment process.

As a compromise alternative we will support rezoning of our land to **Golf Course Estate**.

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



**Mount Compass Golf Course, Mount Compass SA 5210**

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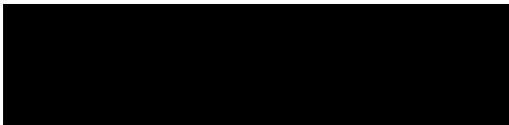
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Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 7, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 7 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:40:54 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 7 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

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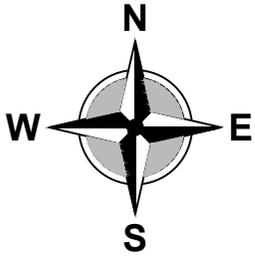
Dear Sir / Madam

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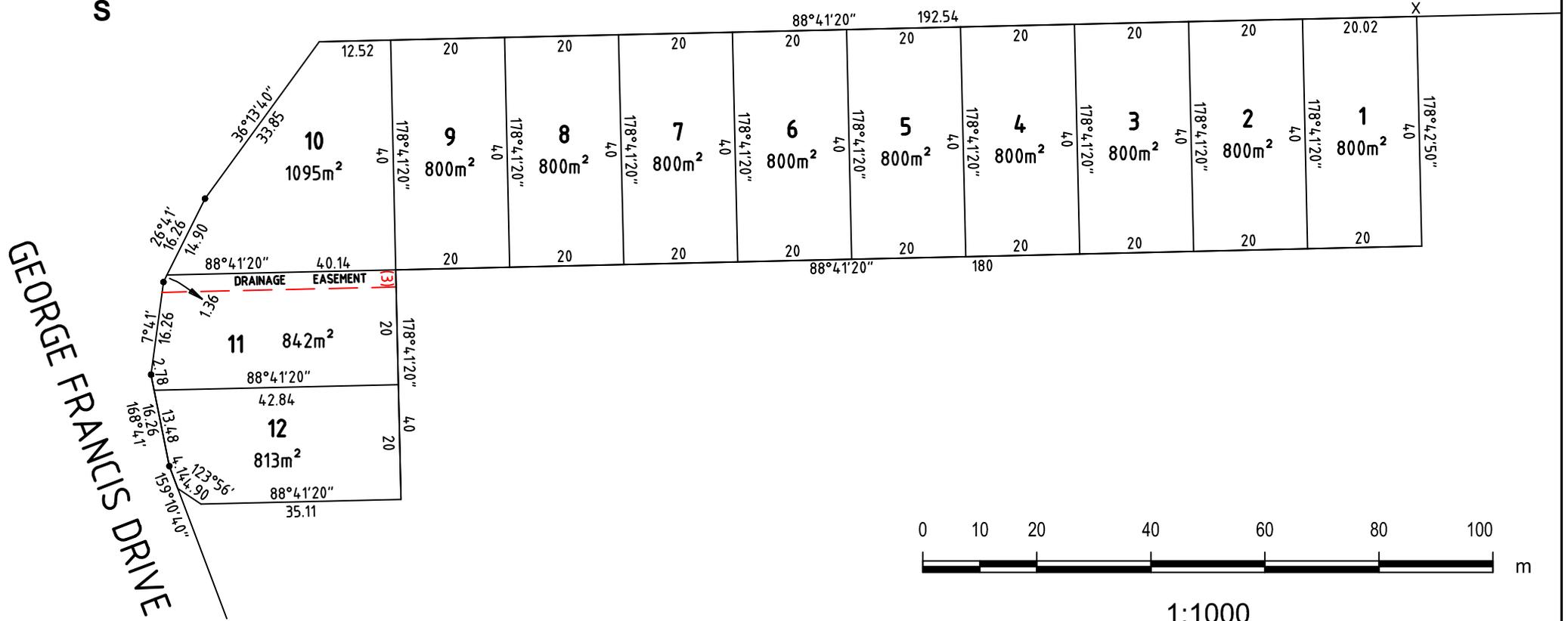
Sincerely

Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071

M: + [REDACTED]  
[REDACTED]



# ARTHUR ROAD



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| REV                                 | DATE       | DESCRIPTION   | CALC | FIELD |
| A                                   | 15.02.2021 | INITIAL ISSUE |      |       |
| ADDITIONS, AMENDMENTS AND APPROVALS |            |               |      |       |

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**GEORGE FRANCIS DRIVE  
 STAGE 1B PEGGING PLAN  
 MT COMPASS**

|                         |  |                 |                      |
|-------------------------|--|-----------------|----------------------|
| SHEET SIZE<br><b>A4</b> | DRAWING No.<br>20A1486CAD MTC ST1B Rev A | SHEET<br>1 OF 1 | REVISION<br><b>A</b> |
|-------------------------|--|-----------------|----------------------|

10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
PO Box 1815  
**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Sir / Madam,

**MOUNT COMPASS GOLF COURSE & ADJACENT LAND CODE AMENDMENT**

**Allotment 7 - 89 Arthur Road, Mount Compass SA 5210**

Capitoline Property Pty Ltd is the registered proprietor of the above property, described as Allotment 7 in the Proposed Plan of Division contained within Allotment 999 Certificate of Title Register Book Volume 6213 Folio 588.

When we purchased the land it was zoned **Residential**.

The land has been downzoned to **Recreation** under the new Planning & Design Code which took effect on 19 March 2021.

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Capitoline Property Pty Ltd

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PO Box 752  
Kent Town SA 5071



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We support the Mount Compass Golf Course land being rezoned **Neighbourhood**, or in the alternative, **Golf Course Estate** – **on the condition there is no Concept Plan, overlay or other restrictions or development limitations applied to the land.**

Yours sincerely

**CAPITOLINE PROPERTY PTY LTD**



**STEPHEN CONNOR**  
Managing Director

Capitoline Property Pty Ltd

ABN: 17 125 228 266  
PO Box 752  
Kent Town SA 5071



## Stephen Connor (Lot 8, 89 Arthur)

**From:** [REDACTED]  
**To:** [DIT:PlanSA Submissions](#)  
**Subject:** Mount Compass Golf Course Code Amendment - Submission - Lot 8 - 89 Arthur Road, Mount Compass  
**Date:** Sunday, 10 October 2021 12:41:44 PM  
**Attachments:** [20A1486CAD MTC ST1B Rev A.pdf](#)  
[Lot 999 89 Arthur Road Stage 1B LoEDoc 01R92Y.pdf](#)  
[Consultation Response Allotment 8 89 Arthur Road Mount Compass 20211010 - Capitoline Property.pdf](#)  
**Importance:** High

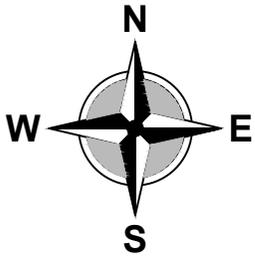
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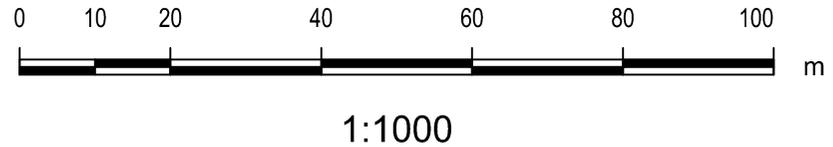
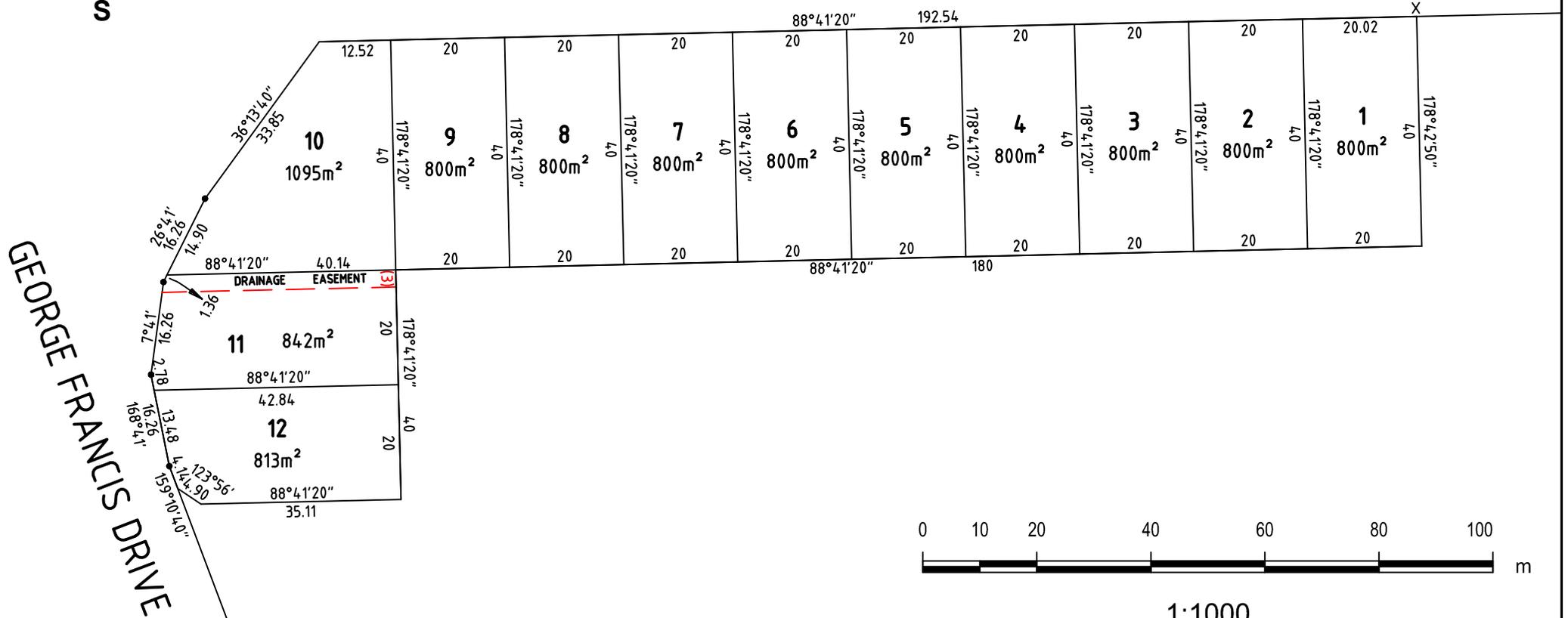
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Stephen Connor  
Managing Director  
**CAPITOLINE PROPERTY PTY LTD**  
PO Box 752  
Kent Town SA 5071  
M: [REDACTED]  
[REDACTED]



# ARTHUR ROAD



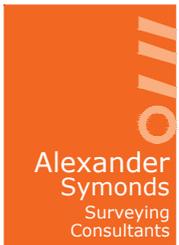
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**GEORGE FRANCIS DRIVE  
 STAGE 1B PEGGING PLAN  
 MT COMPASS**

|                         |  |                 |                      |
|-------------------------|--|-----------------|----------------------|
| SHEET SIZE<br><b>A4</b> | DRAWING No.<br>20A1486CAD MTC ST1B Rev A | SHEET<br>1 OF 1 | REVISION<br><b>A</b> |
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10 October 2021

Planning & Land Use Services – Code Amendment Team  
Attorney General's Department  
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**ADELAIDE SA 5001**

Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

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**Allotment 8 - 89 Arthur Road, Mount Compass SA 5210**

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Kent Town SA 5071



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**STEPHEN CONNOR**  
Managing Director

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