

Whisper Creek Plan Change – Key Amendments

This table is provided as a summary means of comparing the key changes between the operative Specific Purpose (Golf Resort) Zone and the Residential New Neighbourhood Zone. It focusses on the key changes, rather than seeking to compare every activity and built form rule.

A comparison with the Rural Urban Fringe Zone is not provided as the RUF and RNN zones seek fundamentally different outcomes and therefore there is little value in providing a comparison as the rule frameworks and anticipated outcomes are fundamentally different.

Key Outcomes	
Existing SP (Golf Resort) Zone	Proposed RNN Zone
One of two Specific Purpose (Golf Resort) Zones, with Clearwater being the other location with this zoning.	Adoption of the well-established and tested Residential New Neighbourhood Zone (RNN) framework to replace the SP Golf and RUF Zone.
Four lifestyle blocks in the northwest corner have a Rural Urban Fringe Zone (RUF) and are not covered by the current ODP.	Include the four RUF lifestyle blocks in the plan change to RNN.
The Styx River edge of the site has an Open Space Water & Margins Zone (OSWM).	Retain the OSWM Zone adjacent to the Styx River.
Development guided by an Outline Development Plan (ODP), with various 'activity areas' shown. These areas include a high density resort (hotel, hospitality, and student hostel), a residential area, and a golf course/ open space area.	Retain an ODP for the entire site. Simplify the ODP by removing the various different types of development area as all of the development area will be for housing.
Development area focussed on the upper terrace, with much of the open space area located within a Flood Management Area.	Retain focus of the development area on the upper terrace, with open space and recreation on the lower terrace.
The ODP shows walking trails are shown along the river margins.	Retain walking trails along the river margins.
Road access is from Spencerville road, and over a bridge to Lower Styx Road, with a service entrance from Teapes Road.	Road access is from Spencerville Road, Turners Road, and Teapes Road. No vehicle access is proposed to Lower Styx Road
No pedestrian or cycle links proposed to connect the site to the wider neighbourhood or nearby recreation opportunities.	Extended pedestrian and cycle links to Ouruhia Model School, Bottle Lake Forest, and Prestons suburb are proposed.
Internal ODP road network is not designed to accommodate public transport.	Internal ODP network includes a collector road loop to provide opportunity for public transport.

Landscape buffer and 20m building setback from rural zone internal boundaries	Inclusion of the adjacent RUF lifestyle blocks in the plan change means internal setback rules and planting is not necessary. Stormwater basins are shown on the ODP between the development area and the rural farm to the northeast of the site.
Provides for: <ul style="list-style-type: none"> • 150 residential units • 160 bed student dormitory • 380 resort bedrooms • Rural activities and ecological restoration • Outdoor recreation activities • Clubhouse, restaurants, gym, indoor sports complex • Food and beverage outlets (1,000m²) • Retail (500m²) • Golf academy and education spaces 	Provides for: <ul style="list-style-type: none"> • 800 residential units estimate at 15 hh/ha • Rural activities and ecological restoration • Outdoor recreation activities in reserves • Neighbourhood centre (size subject to RC under RNN rules) • Ecological restoration
Rule Framework	
Specific Purpose (Golf Resort) Zone	Residential New Neighbourhood Zone
Permitted	
P1 – All rural activities permitted in the RUF zone	P21 - All rural activities permitted in the RUF zone
P2 recreation	P23 – Reserves, and recreation is permitted in the RUF Zone (P10) so covered by P21 above
P3 wetland restoration	Permitted in the RUF Zone (P9) so covered by P21 above
P4 -P6 clubhouse, F&B and retail – 1,000m ² GFA F&B, 500m ² GLFA retail	P8-P16 – range of community facilities and activities, some of which are subject to scale limits
P7-P9 Golf academy and apartments – 160 academy bedrooms, 380 resort bedrooms of which no more than 170 prior to the golf course being constructed	P24 and P26 – small-scale hosted and unhosted visitor accommodation (Air B&B type activity)
P10 Residential – 150 units with boundary planting to be in place first	P1-P4 residential activity. Number of units subject to RNN built form and subdivision rules
P11-12 – driving range subject to noise and lighting controls	N/A
Controlled activities	
No controlled activities	C1 – retirement villages
	C2 – comprehensive residential development

Restricted discretionary	
See – D1 below	RD2 – Activities that are not in accordance with an ODP ¹
RD1-4 – anything that is RD in the rural zone, plus any built form rule breach	RD23 - anything that is RD in the rural zone, plus any built form rule breach
RD5 – construction of golf course and planting subject to a management plan	N/A. Development of any reserves prior to vesting with Council is a matter of discretion determined through the subdivision process.
RD6 – subdivision of academy areas A-A2 subject to a concept plan	Subject to Subdivision rules applicable to the RNN Zone
Discretionary	
D1 – any activity located outside of the area for that activity shown on the ODP	See RD2 above
See NC1 below	D1 - Any activity not otherwise listed
See NC5 below	D2-D8 – oversized community activities and visitor accommodation
Non-complying	
NC1 – Any activity not otherwise listed	See D1 above
NC2 – Any road access that is not a single road from Lower Styx and Spencerville Road or a service road form Teapes Road	Subject to subdivision rules regarding the design and location of new access points. Subject to the need to be in accordance with the ODP regarding a single access to Spencerville Road, Turners Road, and Teapes Road. No vehicle access is proposed to Lower Styx Road
NC3 -No occupancy until Styx/ marshlands intersection is signalised	N/A – this intersection is now signalised, and vehicle access is no longer proposed to Lower Styx Road
NC5 – Activity limits: <ul style="list-style-type: none"> - F&B and retail over GFA limit - 160+ dormitory bedrooms - 380+resort bedrooms of which no more than 170 can be built before the golf course - 150+ resi units, with none to be built before boundary planting - Driving range noise and light control breaches 	No limit on residential numbers (subject to RNN built form standards) Limits on the scale of non-residential activities subject to D1-D8
Prohibited activities	
No prohibited activities	No prohibited activities

¹ See also the comprehensive suite of subdivision matters of discretion 8.8.8 and 8.8.9 regarding alignment of ODP outcomes and RNN greenfield development

Built form standards	
Road setback - 100m building setback from Turners Rd, Spencerville Rd, and Teapes Rd	<p>Road setback - 10m setback proposed in the ODP narrative for these three roads. 4m setback form internal roads (14.12.2.11a);</p> <p>Road landscaping – 5m deep proposed in the ODP narrative for these three roads. 2m strip for internal roads (14.12.2.7a)</p>
Internal boundary setback - 20m from rural zone boundary	Internal boundary setbacks -1m (14.12.2.5ai)
Height - 8m permitted; 8-12m = D; 12m+ = NC	Height – 8m; 11m for comprehensive development; RD if higher