

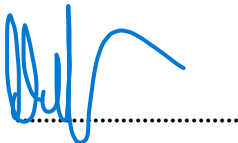
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

# Lots 51 & 52 (86-88) Morphett Road, Glengowrie Code Amendment

By the SAJC

## THE AMENDMENT

Adopted by:



**Hon Nick Champion MP**

Minister for Planning

5/5/25

# Lots 51 & 52 (86-88) Morphett Road, Glengowrie Code Amendment

## Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public engagement. No changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the Planning, Development and Infrastructure Act 2016 [the Act]).

## Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Code, version 2024.4 published on 29 February 2024. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

### Instructions

Amend the Code as follows:




1. Spatially apply the Urban Neighbourhood Zone (in place of the current Recreation Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially apply the following overlay to the 'area affected' bounded by the blue line in Map B contained in Attachment B:
  - Affordable Housing Overlay
3. Spatially apply the following overlay to the 'area affected' bounded by the blue line in Map C contained in Attachment C:
  - Noise and Air Emissions Overlay
3. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map D contained in Attachment D:
  - Maximum Building Height (Levels) TNV – Maximum building height is 8 levels.
4. Spatially apply the following Technical and Numeric Variation (TNV) to the 'area affected' bounded by the blue line in Map E contained in Attachment E:
  - Interface Height TNV – Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone
5. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A  
Map A



**Proposed Urban neighbourhood zone**

**86-88 Morphett Road  
Glengowrie**

-  Parcel Boundaries
-  Urban Neighbourhood
-  Affected Area

0 30 60 90 m



Government of South Australia  
Department for Trade  
and Investment

**Note:** The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Lots 51 & 52 (86-88) Morphett Road, Glengowrie Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).



ATTACHMENT B  
Map B



**Proposed Affordable housing overlay**

**86-88 Morphett Road  
Glengowrie**

- Parcel Boundaries
- Affordable Housing
- Affected Area

0 30 60 90 m



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ATTACHMENT C  
Map C



**Proposed Noise and air emissions overlay**

**86-88 Morphett Road  
Glengowrie**

- Parcel Boundaries
- Noise and Air Emissions
- Affected Area

0 30 60 90 m



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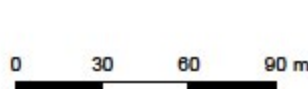
ATTACHMENT D  
Map D



**Proposed Maximum building height is 8 levels technical numerical variation**

**86-88 Morphett Road  
Glengowrie**

-  Parcel Boundaries
-  Maximum building height is 8 levels
-  Affected Area



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ATTACHMENT E  
Map E



**Proposed Development should be constructed within a building envelope technical numerical variation**

**86-88 Morphett Road  
Glengowrie**

- Parcel Boundaries
- Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment
- Affected Area

0 30 60 90 m



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