

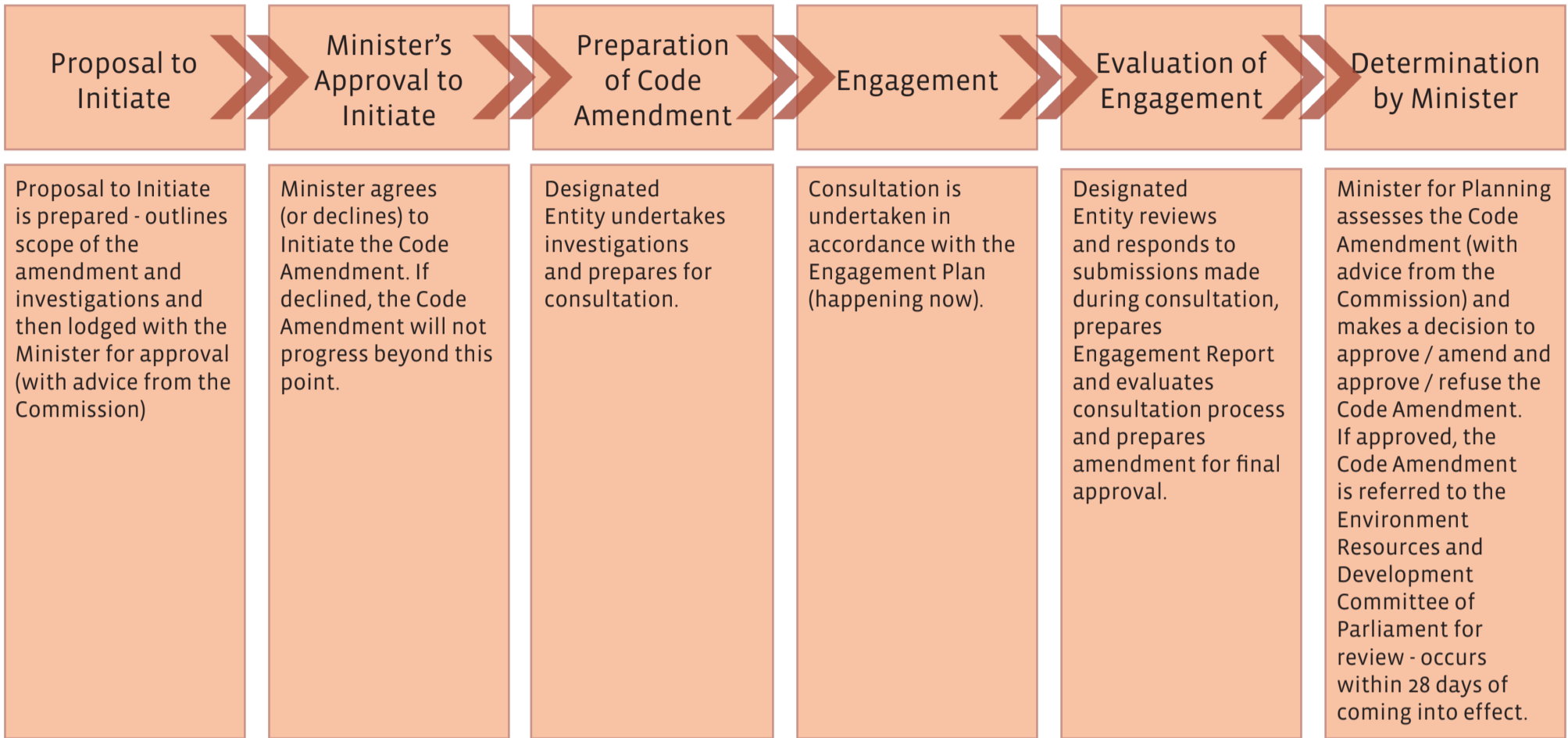
GLENGOWRIE CODE AMENDMENT

LOTS 51 & 52 (86-88) MORPHETT ROAD, GLENGOWRIE



WHAT IS THE CODE AMENDMENT PROCESS?

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented to the Planning and Design Code. Broadly the process involves:



WHO MAKES THE FINAL DECISION ON A CODE AMENDMENT?

The Minister for Planning, The Honourable Nick Champion MP.

Once the Engagement Report and Code Amendment Report have been finalised and provided to the Minister, the Commission may provide further advice to the Minister.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC). The Commission will provide the Committee with a report on the Code Amendment, including the engagement undertaken and its compliance with the Community Engagement Charter.

WHAT HAPPENS IF THE CODE AMENDMENT IS REFUSED?

If the Code Amendment is refused, the Recreation Zone will continue to apply for the Affected Area.

WHAT CAN STAKEHOLDERS INFLUENCE IN THE CODE AMENDMENT?

The scope of the Code Amendment is limited to the spatial application of existing policies within the Code. The Code Amendment cannot create additional policies/zones or make changes to existing policy/zone text.

Stakeholders can make a submission and offer feedback on any aspect of the Code Amendment.

Aspects of the Code Amendment that stakeholders **can** influence (ie. are negotiable) are:

- » Whether the Urban Neighbourhood Zone is the most appropriate Zone for the Affected Area;
- » Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- » Whether the Overlays and 'Technical and Numeric Variations' (TNVs) applied address key matters stakeholders would like to see future development meet.

Aspects of the Code Amendment that stakeholders **cannot** influence are:

- » The geographic extent of the Code Amendment (i.e. the Affected Area);
- » The residential intent of the Urban Neighbourhood Zone; and
- » The policy wording within the Planning and Design Code.

IS THIS CODE AMENDMENT DIFFERENT TO THE MORPHETTVILLE/GLENGOWRIE HORSE RELATED ACTIVITIES CODE AMENDMENT?

The Morphettville/Glengowrie Horse Related Activities Code Amendment is another Code Amendment that is currently being pursued on land directly adjacent to the Affected Area. The City of Marion is leading that Code Amendment. The Morphettville/Glengowrie Horse Related Activities Code Amendment affects residential land to the south of the racecourse, which previously contained a zoning policy that provided the opportunity for the stabling of horses and residential use on the same property. The City of Marion is considering changes to the zoning of the subject land that will provide the opportunity for residential development at higher densities to be constructed.

While the two Code Amendments have a common association with the development of the racecourse, the Code Amendments are very different in nature and have differing policy and development outcomes.

More information on the Morphettville/Glengowrie Horse Related Activities Code Amendment can be found on the PlanSA website: plan.sa.gov.au/en/codeamendments.

WAS THIS LAND PREVIOUSLY PART OF A REZONING PROCESS?

Rezoning of the Affected Area was previously proposed as part of the Morphettville Racecourse Development Plan Amendment (DPA), and an engagement process was undertaken in 2017. Due to unresolved traffic matters, the rezoning of land west of Morphett Road did not proceed.

IS THIS CODE AMENDMENT PART OF THE MORPHETTVILLE RACECOURSE REDEVELOPMENT?

The SAJC has a comprehensive vision to upgrade and redevelop the Morphettville Racecourse and surrounds. The vision comprises multiple elements, which are at various stages of the planning process. The redevelopment vision proposes outcomes which have required the rezoning of adjacent land.

The previous Morphettville Racecourse Development Plan Amendment (DPA) which was authorised in 2020, established policy which supports the comprehensive mixed use development of land along the Anzac Highway frontage of the racecourse precinct.

Any development as a result of the previous DPA is not associated with this Code Amendment.

WHAT PROVISIONS ARE BEING MADE FOR VEHICLE ACCESS AND PARKING?

As this is not a development proposal, details regarding access and car parking cannot be proposed as part of the Code Amendment itself. However, access and car parking details would be required and assessed as part of any future development application.

The development policies that would apply to the Affected Area as part of the rezoning would require car parking to be provided as part of a future development at the rates specified in the 'Transport, Parking and Access' general development policies contained in Part 4 of the Planning and Design Code ([accessible here](#)).

WHAT IS MEANT BY "AFFORDABLE HOUSING" AND THE AFFORDABLE HOUSING OVERLAY?

The Code Amendment proposes to apply the Affordable Housing Overlay to the Affected Area.

It is important to note that Affordable Housing is different to social or public housing.

The Affordable Housing Overlay allows future residential development to include a percentage of housing as affordable housing as part of a development application.

Further information about developer obligations in providing affordable housing, including the current price point for affordable housing, can be found [here](#).

WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

- » Undertake engagement with stakeholders (happening now).
- » Draft the Engagement Report. The Engagement Report will include any submissions received in response to the engagement.
- » The Engagement Report and Code Amendment Report will be provided to the Minister for determination.

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