



## What We Heard

# Playford Alive East Code Amendment

### About the proposed changes

The South Australian Government is proposing a code amendment to rezone approximately 7.6 hectares of vacant land in Munno Para, within the City of Playford, from employment use to residential use. This change forms part of the broader Playford Alive Project and aims to support the development of around 110 to 120 new homes, including a minimum target of 15% affordable housing.

The affected land is located between Curtis Road and the Adelaide–Gawler rail line, adjacent to the Playford Shopping Precinct and Curtis Wetlands. The site is well connected to public transport, schools, open space, and community facilities, making it ideally suited for medium-density residential development.

The proposed rezoning will enable a mix of housing types, such as townhouses, semi-detached homes, and row houses, to meet the diverse needs of the community. The Master Planned Neighbourhood Zone will apply, alongside overlays to support affordable housing, protect significant trees, and manage noise and air emissions.

Comprehensive investigations have been undertaken to ensure the land is suitable for residential development. These include assessments of traffic and transport, stormwater management, infrastructure capacity, environmental conditions, tree retention, and Aboriginal cultural heritage.

The Playford Alive East Code Amendment supports the South Australian Government's Housing Roadmap, which seeks to increase housing supply and improve access to home ownership.

From 27 August 2025 to 7 October 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft code amendment.

### What we heard

A total of 89 submissions were received during the consultation period for the Playford Alive East Code Amendment. The majority of feedback was submitted by members of the community (80), with additional submissions received from Council (1), industry (2), a community group (1), and state and federal government agencies (5).

Stakeholders and community members could provide feedback via multiple methods, with 80 responses submitted through the survey on the YourSAy website and 9 responses received via the PlanSA email address.

Overall, the majority of respondents were unsupportive (57%), while 19% were supportive with concerns, 17% were supportive, and the remaining 7% were neutral or unspecified.

**Key areas of support raised during consultation included:**

- Retention of the Regulated and Significant Tree Overlay over the affected area.
- The logical continuation of the Playford Alive project within the locality.
- Expansion of new housing within an existing community close to public transport and amenities.
- Application of the Affordable Housing Overlay.
- Rezoning the affected area to Master Planned Neighbourhood.
- Retention of the Concept Plan.

**The most commonly raised issues during consultation included:**

- The need to assess the current function, capacity and safety of Curtis Road, including its role in supporting future development.
- Concerns regarding road safety, peak hour congestion, local traffic volumes, and inconsistent traffic flow from connecting roads.
- Feedback indicating the need for additional schools, social services, and extension of the train line to support increased housing and demand for local services.
- Concerns around inadequate infrastructure and disruption caused by SA Water upgrade works, including delays and poor detour arrangements.
- Consideration of the loss of employment lands and associated impacts on the local economy and commercial land uses.
- Feedback indicating the need for improved walkability, increased train frequency at Munno Para station, and potential extension of the train line.
- The importance of protecting native vegetation and biodiversity, improving air quality through tree cover, and maximising retention of existing trees and vegetation.
- Additional and upgraded infrastructure will be required and associated funding agreements should be considered.
- The importance of supporting liveability outcomes, community safety, provision of public housing, and street-level and visual amenity within the public realm.
- The need for integrated stormwater management to support growth and reduce flood risk.

## Engagement activities

A range of engagement activities were undertaken to provide information about the Playford Alive East Code Amendment and gather feedback from stakeholders and the community.

- **Media Release:** A media release was issued from the Minister's office in the lead-up to engagement, announcing the commencement of consultation and inviting community members, industry stakeholders and government agencies to have their say on the proposed rezoning.
- **Online stakeholder briefing session:** An online briefing was held via Teams on Thursday, 4 September 2025, providing stakeholders with an overview of the proposed changes and an opportunity to ask questions.
- **Community drop-in session:** An in-person drop-in session was held at the Playford Library Service (Stretton Centre), 307 Peachey Road, Munno Para, on Thursday, 11 September 2025. Community members were able to speak directly with Planning and Land Use Services staff, learn more about the code amendment, and share their views.
- **Online community information session:** An online information session was held on Monday, 15 September 2025, offering community members an additional opportunity to learn about the proposal and provide feedback.
- **YourSAy consultation website:** The YourSAy website hosted information about the code amendment and provided a survey for community feedback, with 80 survey responses received.
- **PlanSA website:** Information about the code amendment, including background documents and frequently asked questions, was made available on the PlanSA website.
- **Letters:** Letters were sent to key stakeholders including, local councils, state government agencies, industry bodies, and community groups to inform them of the consultation and invite feedback.
- **Physical mail out:** A physical mail out was distributed to affected landowners and occupiers within and adjacent to the proposed rezoning area.

These engagement activities were promoted through media, social media, the Planning Ahead and YourSAy e-newsletters, and via partner council channels including websites, newsletters and social media.

## Next steps

All feedback received during the consultation is now being carefully considered in finalising the Playford Alive East Code Amendment. An engagement report will be prepared, summarising the submissions and feedback received, how these were considered, and any proposed updates to the draft code amendment which was released for consultation.

Once complete, the engagement report and final code amendment will be submitted to the Minister for Planning for decision. The outcome of the code amendment, along with the engagement report and any further updates, will be published on the YourSAy and PlanSA websites.

All participants who provided feedback will be notified of the outcome, and further information will be made available through the PlanSA portal, newsletters, and other communication channels.

## More information

Contact: PlanSA

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

Visit YourSAy: [yoursay.sa.gov.au/playford-alive-east-code-amendment](https://yoursay.sa.gov.au/playford-alive-east-code-amendment)

Visit PlanSA: [plan.sa.gov.au](https://plan.sa.gov.au)