

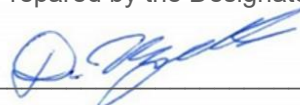
ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Playford Alive East Code Amendment

By the Chief Executive, Department for Housing and Urban Development

Prepared by the Designated Entity:



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1 Executive summary

Overview

The Playford Alive East Code Amendment proposes to rezone approximately 7.6 hectares of vacant land in Munno Para, within the City of Playford, from Employment Zone to Master Planned Neighbourhood Zone. This change will enable the development of 110–120 new homes, including a minimum target of 15% affordable housing, as part of the broader Playford Alive Project led by Renewal SA. The amendment supports the Government of South Australia's Housing Roadmap and responds to strong demand for housing in Adelaide's northern suburbs. The site is strategically located near Curtis Road and the Adelaide–Gawler rail line, with excellent access to public transport, schools, open space, and community facilities. Comprehensive investigations—including traffic, stormwater, environmental, infrastructure, and cultural heritage assessments—confirmed the site's suitability for residential development.

Who we heard from

Engagement was conducted in accordance with the Community Engagement Charter, ensuring genuine, inclusive, and transparent consultation. Stakeholders and community members were invited to participate through a range of activities and channels, including:

- An online survey via the YourSAy website
- Direct submissions via email and post
- Community drop-in and online information sessions
- Targeted mail-outs to affected landowners and occupiers
- Letters to key stakeholders (local council, government agencies, industry bodies, community groups)
- Media release and social media promotion.

A total of 89 submissions were received during the consultation period. The majority of feedback came from community members (81), with additional submissions from council (1), industry (2), a community group (1), and state and federal government agencies (4).

What we heard

Feedback received during consultation reflected a broad range of views and priorities. Key areas of support included:

- retention of the Regulated and Significant Tree Overlay
- logical continuation of the Playford Alive project
- expansion of new housing close to public transport and amenities
- application of the Affordable Housing Overlay
- rezoning to Master Planned Neighbourhood Zone
- retention of the Concept Plan.

Common concerns raised included:

- the need to assess the current function, capacity, and safety of Curtis Road, including its role in supporting future development
- road safety, peak hour congestion, and local traffic volumes
- The need for additional schools, social services, and extension of the train line to support increased housing and demand for local services
- inadequate infrastructure and disruption caused by SA Water upgrade works

- loss of employment lands and associated impacts on the local economy
- improved walkability, increased train frequency, and potential extension of the train line
- protection of native vegetation and biodiversity, improving air quality, and maximising retention of existing trees
- the importance of supporting liveability outcomes, community safety, and provision of public housing
- the need for integrated stormwater management to support growth and reduce flood risk.

The engagement process provided valuable insights into local priorities and concerns, informing the final code amendment. Recommended changes include the application of the Urban Tree Canopy Overlay to enhance biodiversity and climate resilience.

2 Purpose

This report has been prepared by the Chief Executive of the Department for Housing and Urban Development (the Designated Entity) for consideration by the Minister for Planning in adopting the Playford Alive East Code Amendment.

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made, the response to the feedback and the proposed changes to the code amendment.

In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process are also outlined.

3 Introduction

The Playford Alive East Code Amendment proposes to rezone approximately 7.6 hectares of vacant land in Munno Para, within the City of Playford, from Employment Zone to Master Planned Neighbourhood Zone. This amendment forms part of the broader Playford Alive Project, led by Renewal SA, which aims to deliver around 1,300 new homes over the next eight years in Adelaide's northern suburbs.

The affected area is strategically located between Curtis Road and the Adelaide–Gawler rail line, adjacent to the Playford Shopping Precinct and Curtis Wetlands. The site benefits from proximity to public transport, schools, open space, and community facilities, making it highly suitable for medium-density residential development. The proposed rezoning will enable the construction of approximately 110–120 new homes, including a minimum target of 15% affordable housing and supporting the Government of South Australia's Housing Roadmap.

Investigations were undertaken to inform the code amendment, including assessments of traffic and transport, stormwater management, infrastructure capacity, environmental conditions, tree retention, and Aboriginal cultural heritage. These investigations confirmed the site's suitability for residential development and identified key considerations for future planning.

The purpose of this engagement report is to detail the consultation undertaken for the Playford Alive East Code Amendment, summarise the feedback received from stakeholders and the community, outline the response to key issues raised, and evaluate the effectiveness of the engagement process against the principles of the Community Engagement Charter. The report also identifies any recommended changes to the code amendment arising from the engagement and provides an overview of next steps in the amendment process.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires consultation in relation to the code amendment to comply with the Community Engagement Charter.

The Designated Entity prepared an engagement plan (the Engagement Plan) to apply the principles of the Community Engagement Charter. The purpose of this engagement was to inform, consult, and involve stakeholders and the local community in shaping the proposed amendment.

The draft code amendment sought to:

- Rezone approximately 7.6 hectares of vacant land in Munno Para from Employment Zone to Master Planned Neighbourhood Zone.
- Enable the development of approximately 110–120 new homes, including a minimum target of 15% affordable housing.
- Support the delivery of the broader Playford Alive Project, which aims to deliver around 1,300 homes over the next eight years.
- Align with the Government of South Australia's Housing Roadmap and respond to strong demand for housing in Adelaide's northern suburbs.
- Retain key overlays, including Regulated and Significant Tree, Affordable Housing, Noise and Air Emissions, and others, to ensure environmental and community outcomes.
- Integrate the affected area with surrounding infrastructure, public transport, schools, open space, and community facilities.

The engagement plan was implemented as outlined, with all activities conducted in accordance with the Charter principles. Stakeholders were provided with clear information about the proposal, understood how to provide feedback, and were kept informed about the process and next steps.

4.1 Engagement activities

A range of engagement activities were undertaken to inform stakeholders and the community about the Playford Alive East Code Amendment and to gather feedback on the proposed changes. The table below summarises the key activities, audiences, objectives, and participation:

Activity	Description	Stakeholders
Media Release	Announcement of the proposed rezoning and commencement of public consultation. Three media releases regarding Playford Alive East were sent in the lead up to engagement. (refer Attachment 1)	All stakeholders and community

Activity	Description	Stakeholders
Direct letters to key stakeholders	Advised the commencement of engagement on the draft regional plan and opportunities to get involved. <i>In total 51 letters were sent to key stakeholders.</i>	All stakeholders
Direct letter to affected and adjacent landowners and occupiers	A letter from the DHUD Chief Executive was sent via email to affected landowners and another letter to adjacent landowners and affected and adjacent occupiers, providing details of the draft code amendment and where to find more information, links to join information sessions, notifying them of the consultation and directly inviting their feedback. In total 202 letters were sent to landowners and occupiers.	Landowners and occupiers within and adjacent to the affected area
Fact sheet	A plain English fact sheet was developed and published on the YourSAy and PlanSA websites to help interested community understand the proposed code amendment (refer Attachment 1). <i>The fact sheet was downloaded 56 times from the YourSAy website during the consultation period.</i>	All audiences, with a focus on interested community.
FAQs	Plain English FAQs were developed and published on the YourSAy and PlanSA websites to help interested community understand the proposed code amendment (refer Attachment 1). <i>The FAQs were downloaded 23 times from the YourSAy website during the consultation period.</i>	All audiences, with a focus on interested community.
Community information sessions	One face-to-face community information session was delivered to promote the draft code amendment and provide community with one-on-one access with DHUD planning team members to discuss the code amendment and answer any questions. The session was advertised via social media channels, as well as promotional material with	Community

Activity	Description	Stakeholders
	the support of council. Registrations were taken through Eventbrite. Community information sessions were supported with information display boards and printed handouts for attendees to take home (see Attachment 1). The following event were held: • 11 September 2025: Stretton Centre – 4 attendees. <i>In total 4 community members attended the face-to-face community information session.</i>	
Online community information session	Delivered one online community information session to promote the draft code amendment and gather community feedback. The session was advertised via social media channels, as well as promotional material with the support of council. Registrations were taken through Eventbrite. The online event was held on: • 15 September 2025 – 13 attendees. <i>In total 13 community members attended online community information session.</i>	Community
Eventbrite	The engagement and information sessions were promoted via the Eventbrite website, which included sending email notification to all people who follow the PlanSA Eventbrite profile. <i>The event pages received 212 page views during the engagement period.</i>	Community
Stakeholder briefing	Delivered online briefing to promote the draft code amendment with key stakeholders. The session was held on 4 September via Microsoft Teams. <i>In total 24 key stakeholders attended the online briefing session.</i>	Peak industry bodies, peak planning bodies, utilities, state government agencies, community and business associations, council

Activity	Description	Stakeholders
Email and telephone enquiries	The PlanSA contact details were provided throughout the engagement period and the public and stakeholders were invited to make contact if they had enquires or wished to set up a meeting to discuss the proposal. The service desk was fully briefed to assist people in obtaining further information or to speak with a project team. <i>A total of 1 email enquiry and 0 phone enquiries were handled during the engagement period.</i>	All
PlanSA website	Provide detailed/technical information on the draft code amendment and invite feedback/participation in the consultation. A news article and banner promoting the engagement were also published on the landing page of the PlanSA website (see Attachment 1). <i>The Plan's PlanSA website pages received 303 views and was visited by 177 people.</i>	All
YourSAy website & online survey	A dedicated page on the YourSAy website was created as the primary location for the community to find easy to understand information and to submit feedback via a survey (see Attachment 1). <i>The YourSAy page received 1,200 visits during the engagement period.</i> <i>Supporting material documents were downloaded 314 times.</i> <i>82 YourSAy survey submissions were provided during the engagement period.</i>	Community
Newsletter article	An article outlining the code amendment was featured in the department's Planning Ahead newsletter on 28 August 2025. (see Attachment 1). <i>The article was sent to 2921 recipients and achieved 1484 opens and 30 link clicks.</i>	All stakeholders

Activity	Description	Stakeholders
Social media	Social media posts were used during the engagement period to raise awareness of the draft code amendment, public online and in-person information sessions and opportunities to provide feedback. Organic posts were supported by boosted posts to increase reach and engagement during the engagement period. (see Attachment 1). The following social media channels were used to promote public consultation: - PlanSA X - PlanSA Facebook - SPC LinkedIn - YourSAy Facebook. A total of 4 posts were published on each platform. During the engagement period the PlanSA Facebook page received 11,200 views, reached 25,831 users, received 466 link clicks and attracted 22 new followers.	All stakeholders

4.2 Mandatory requirements

The following mandatory requirements for consultation and notification under the Planning, Development and Infrastructure Act 2016 and Practice Direction 2 have been met.

Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed code amendment, where the proposed code amendment is specifically relevant to a particular council or councils (and where the council did not initiate the proposed code amendment).

The City of Playford, as the relevant local council for the affected area, was directly notified of the proposed code amendment and invited to provide feedback during the engagement period. Council was given the opportunity to raise any issues or recommendations regarding the proposed amendment.

Formal notification was provided via a letter outlining the commencement of consultation and details of the proposed amendment. Council staff were invited to a briefing session to provide further information and facilitate discussion.

Notice and consultation with the Local Government Association

The Community Engagement Charter requires that the Local Government Association be notified in writing and consulted, where the proposed code amendment is generally relevant to councils.

Formal notification was provided to the LGA via email at the launch of consultation, informing them of the draft code amendment and inviting their feedback. The correspondence included an invitation to attend the stakeholder briefing session, links to the YourSAy website, a map of the affected area, a description of the proposed changes, copies of all consultation documents, and information on how to provide feedback.

The LGA was given the opportunity to participate in the engagement process and raise any issues or recommendations regarding the proposed amendment.

Notice and consultation with owners and occupiers of land

Under section 73(6)(d) of the PDI Act, where a code amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the designated entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

Owners and occupiers of land within and adjacent to the affected area were notified of the proposed code amendment via direct mail-out and invited to participate in the engagement process. The letter included an invitation to attend both the community drop-in session and the online information session, as well as links to the YourSAy website. The website provided a map of the affected area, a description of the proposed changes, copies of all consultation documents, and tools for providing feedback.

Owners and occupiers were given the opportunity to ask questions, raise concerns, and provide feedback throughout the engagement period.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter are met, an evaluation of the engagement process for the code amendment has occurred.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the code amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

Evaluation of Engagement by Community Members

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed code amendment.
2. **Confident their views were heard** during the engagement.
3. They were given an adequate **opportunity to be heard**.
4. They were given **sufficient information** so that they could take an informed view.
5. **Informed** about why they were being asked for their view, and the way it would be considered.

This evaluation was undertaken through an online survey. An email containing the survey link and the engagement 'What We Heard' report was sent to all individuals who lodged a submission during the consultation period, inviting them to provide feedback on the engagement process.

Evaluation of Engagement by the Designated Entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
2. **Contributed to the substance** of the final draft code amendment.
3. **Reached those identified** as communities or stakeholders of interest.
4. **Provided feedback to community** about outcomes of engagement.
5. Was **reviewed throughout** the process and **improvements put in place**, or recommended for future engagement.

The evaluation of the engagement was undertaken by the Department for Housing and Urban Development's Communications and Engagement Team on behalf of the Designated Entity. The results of the evaluation are contained in Attachment 2 of this engagement report.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter. This was determined through community evaluation of the engagement process as well

as evaluation undertaken by the Department for Housing and Urban Development's Communications and Engagement team on behalf of the Designated Entity. The full results of the evaluation can be found in Attachment 2 to this engagement report.

Community evaluation was undertaken through an engagement evaluation survey. The survey was sent to all 87 individuals who participated in the engagement by lodging a submission during the consultation period. Each submitter received an email containing the survey link and the 'What We Heard' report, inviting them to provide feedback on the engagement process.

A total of 23 responses to the engagement evaluation survey were received and contributed to evaluating the engagement process against the Charter principles. Responses were received from landowners within the Playford Alive East growth area (8), members of the local community (11), members of the public (3), and an advocacy organisation (1).

(1) Engagement is genuine

People had faith and confidence in the engagement process

The Playford Alive East Code Amendment engagement was designed to ensure stakeholders had genuine opportunities to contribute to the proposal. The six-week public consultation period provided ample time for affected and interested parties to review information and provide feedback. Stakeholder mapping was undertaken to identify a broad range of groups, and engagement methods were tailored to ensure accessibility and inclusivity.

A variety of activities supported genuine participation, including stakeholder briefings, community drop-in and online information sessions, direct mail-outs, YourSAy and PlanSA website updates, and distribution of supporting documents such as fact sheets, FAQs, and the draft code amendment. Owners and occupiers of land within and adjacent to the affected area were directly notified and invited to participate.

Feedback received during the engagement process was carefully considered and informed the final code amendment. Notably, community feedback regarding the importance of preserving natural landscapes and enhancing biodiversity led to the addition of the Urban Tree Canopy Overlay to the Code Policy, which will be spatially applied to the entire affected area. Other recommendations were addressed through existing planning frameworks, infrastructure agreements, and overlays, and all views were acknowledged in the final decision-making.

Survey results indicate that nearly twice as many respondents agreed (44%) that the engagement genuinely sought their input, compared to those who disagreed (22%). This demonstrates a generally positive perception of the engagement process, with most participants expressing confidence that their views were genuinely sought and considered.

Overall, the engagement approach provided multiple opportunities for stakeholders to participate and share their views, and information was made readily available to support informed feedback. The process was broadly perceived as genuine, with positive sentiment outweighing negative responses among participants.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I feel the engagement genuinely sought my input to help shape the proposal (Principle 1)	8.7%	13.04%	34.78%	34.78%	8.7%

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

The engagement approach for the Playford Alive East Code Amendment was designed to ensure that all affected and interested stakeholders had genuine opportunities to participate and be heard. Stakeholder mapping identified a broad range of groups, including landowners, local residents, advocacy organisations, and members of the public. Engagement activities were tailored to reach these audiences through direct mail-outs, online surveys, community drop-in and information sessions, stakeholder briefings, and accessible online resources.

Information was provided in clear and accessible formats, including fact sheets, FAQs, and the draft amendment document. The engagement period ran for six weeks, allowing sufficient time for stakeholders to consider the proposal and provide feedback. Owners and occupiers of land within and adjacent to the affected area were directly notified, and opportunities to participate were promoted through council networks, newsletters, and social media.

While the engagement approach provided multiple opportunities for participation and sought to ensure that all voices were heard and respected, the evaluation survey results indicate a range of experiences among participants. This highlights the importance of ongoing communication and transparency in demonstrating how feedback is considered in decision-making.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I am confident my views were heard during the engagement	13.04%	21.74%	34.78%	17.39%	13.04%

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

The engagement approach for the Playford Alive East Code Amendment was designed to ensure stakeholders were effectively engaged and satisfied with the process. Clear, accessible information about the proposed changes and their potential impacts was provided through fact sheets, FAQs, the draft code amendment, and supporting technical documents. These materials were distributed via multiple channels, including online platforms, direct mail-outs, and in-person sessions.

The six-week engagement period gave stakeholders ample opportunity to review materials, ask questions, and provide feedback. Opportunities to be heard were provided through written submissions, online surveys, and face-to-face engagement, ensuring that a wide range of voices could contribute.

Survey results indicate that the majority of respondents felt they were given adequate opportunity to be heard, and most agreed they were provided with sufficient information to take an informed view. Only a small proportion of respondents disagreed with these statements, suggesting that the engagement process was generally effective and well-received.

Overall, the engagement was fit for purpose, providing stakeholders with the clarity, access, and opportunity needed to participate meaningfully in the code amendment process.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I was given an adequate opportunity to be heard	4.35%	8.7%	34.78%	34.78%	17.39%
I was given sufficient information so that I could take an informed view	0%	13.04%	17.39%	56.52%	13.04%

(4) Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

The engagement approach for the Playford Alive East Code Amendment focused on providing clear and accessible information to all stakeholders. Materials such as fact sheets, FAQs, the draft code amendment, and supporting technical documents were available through the YourSAy and PlanSA websites, direct mail-outs, and at community sessions. These resources explained the purpose of the engagement, the proposed changes, and how feedback would be considered in the decision-making process.

Throughout the engagement period, stakeholders received regular updates and had opportunities to ask questions or seek clarification. The process for lodging submissions was clearly communicated, and all feedback received was acknowledged and considered in the preparation of the final code amendment.

Survey results show that most respondents felt informed about why their views were being sought and how their input would be considered. This positive response suggests that the engagement was successful in providing transparent information and helping participants understand both the process and the outcomes.

Overall, the engagement ensured that all relevant information was readily available, and stakeholders were able to access and understand how their input would be used in shaping the final proposal.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I felt informed about why I was being asked for my view, and the way it would be considered.	0%	8.7%	30.43%	52.17%	8.7%

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

The engagement approach for the Playford Alive East Code Amendment included ongoing review and reflection to ensure the process remained effective and responsive to stakeholder needs. The Engagement Plan was adhered to throughout the consultation period, with all planned activities delivered as scheduled and no significant changes required.

Feedback received during the engagement activities was considered in real time, allowing for minor adjustments to communication and information provision where necessary. The engagement evaluation survey provided valuable insights into participants' experiences, which will inform future engagement processes and support continuous improvement.

The Communications and Engagement team undertook a post-engagement review to identify strengths and areas for improvement. Key learnings from this engagement included the value of providing clear, accessible information through multiple channels and the importance of regular updates to maintain transparency. These insights will be used to refine future engagement strategies and ensure ongoing alignment with the principles of the Community Engagement Charter.

6 Engagement outcomes

6.1 Feedback received

A total of 89 submissions were received during the consultation period. The majority of feedback was submitted by members of the community (81), with submissions also received from council (1), industry (2), community group (1) and state and federal government agencies (4).

Stakeholders and community could submit their feedback via multiple methods, with:

- 81 responses submitted via the survey on the YourSAy website
- 8 responses submitted via the PlanSA email address.

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

Key areas of support raised during consultation included:

- the retention of the Regulated and Significant Tree Overlay over the affected area.
- the logical continuation of the Playford Alive project within the locality.
- the expansion of new housing within an existing community close to public transport and amenities.
- the application of the Affordable Housing Overlay.
- rezoning the affected area to Master Planned Neighbourhood.
- the 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.
- concern 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.
- concern 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 livability outcomes, community safety, provision of public housing, street-level and visual amenity within the public realm.
- the need for integrated stormwater management to support growth and reduce flood risk.

6.2 State agency submissions

Department of Environment and Water

The Department for Environment and Water (DEW) supports the intention of the code amendment to rezone land to enable a new master planned community. DEW considers that several key matters should be addressed through the code amendment and/or master planning process. These focus on maximising opportunities for coordinated stormwater management and green infrastructure. DEW–Green Adelaide welcomes the opportunity to contribute to the detailed design phase and recommends that future planning considers the following matters:

- recommending the application of the Urban Tree Canopy Overlay to align with the Greater Adelaide Regional Plan Outcome 4 and State Planning Policies 4 (Biodiversity) and 5 (Climate Change) to support improved urban greening outcomes
- ensuring that increased flood risk resulting from climate change and additional runoff from future development be more explicitly addressed in planning and design stages
- DEW supports the retention of existing vegetation along the railway corridor to act as a natural buffer between future development and transport infrastructure
- undertaking the integration of Water Sensitive Urban Design (WSUD) principles to improve water quality and resilience, stormwater quality improvements
- DEW highlights management of buffer zones and vegetation in and around the wetland system and species selection that supports water-wise landscaping outcomes
- opportunities to incorporate Biodiversity-sensitive Urban Design in line with local environmental priorities and in areas surrounding Curtis Road
- provision of clearer guidance on the risks of rainfall intensification due to climate change, consistent with the Australian Rainfall and Runoff (ARR) guidelines
- inclusion of adaptive management approaches to accommodate projected increases in peak flows
- detailed water quality objectives and on-site stormwater management measures to be developed as part of subdivision and development approvals.

Environment Protection Authority SA

The Environment Protection Authority SA (EPA) reviewed the code amendment to ensure that all environmental issues are within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. Key issues raised include:

- EPA supports the retention of the Noise and Air Emissions Overlay, noting that it appropriately triggers the application of Ministerial Building Standard MBS 010
- incorporating systems designed to intercept, retain and treat waterborne physical, chemical and biological pollutants prior to discharge to receiving water
- inclusion of Water Sensitive Urban Design (WSUD) measures such as erosion and sediment control, stormwater detention and reuse of roof and grey water
- use of specially designed landscaping, and protection of existing vegetation to reduce site disturbance and support habitat retention
- undertaking the mitigation of peak flows and ensuring the rate and duration of stormwater discharges from the site are appropriately managed
- SA Water advised that existing wastewater network infrastructure is located in close proximity to the affected area, though augmentation may be required to support future development.
- based on findings of the Preliminary Site Investigation (PSI) and Limited Site Investigation (LSI), no further site contamination assessment is considered necessary at this stage, with a low risk of contamination associated with previously identified sources.

SA Power Network

SA Power Networks (SAPN) notes that any infill or green field development will necessarily require a corresponding upgrade of the electricity distribution network (which may involve the setting aside of land for a new substation). This will be further assessed at the development assessment stage.

Department for Infrastructure and Transport

The Department for Infrastructure and Transport supports the intent of the code amendment and has reviewed the CIRQA Traffic Report and supplementary information which assessed the traffic impacts across the broader Playford Alive development. The following comments were provided:

- The overall impact of the rezoning appears will be dependent upon yield and density of the development but overall appears less intensive.
- The possible creation of a new access (identified as Admiral Road) will require revisiting and further review for integration with the new infrastructure and connections to the Concept Plan.
- If a new access point is not created, the following upgrades are recommended:
 - o The Coventry Road/Curtis Road/Douglas Drive roundabout will require duplication

- o Duplicated lanes added on Douglas Drive and Curtis Road
 - o Additional lanes approaching Peachy/Curtis Road signalised intersection
 - o Duplication of the Curtis Road/Stebonheath Road roundabout.
- While the Department is generally supportive, further analysis to transport impacts, interfaces, timing and upgrades along Curtis Road will need to be coordinated with the Curtis Road Level Crossing Removal project. Some of the conditions to explore regarding interfaces include:
 - o Acquiring a site compound for the construction phase
 - o Releasing Stages 19 and 20 at a later stage to minimize amenity impacts
 - o Additional Traffic impact Assessment to be conducted at the Development Assessment stage of the development.
- Public Transport South Australia (PTSA) also expressed support for the code amendment and identified bus stops locations for the larger Playford Alive development.
- Internal roads such as Admiral Parade, Light Avenue, Euston Terrace, Newton Boulevard and Waverly Drive have been designed in accordance with PTSA's Bus Operational Guidelines Master Specifications.
- The Department encouraged discussions with Renewal SA regarding opportunities for surrounding land uses.

6.3 Local government submissions

City of Playford

Council supported the proposed zoning change with concerns to enable residential development, given the availability of employment land within the nearby Greater Edinburgh Parks and surrounding Employment Zone, generally bounded by Main North Road, Curtis Road, and Mingari Street.

Encouraging medium-density residential outcomes within the affected area is expected to strengthen nearby local activity centres and make effective use of existing infrastructure networks.

However, council does not support approval of the Code Amendment until appropriate funding mechanisms are established to deliver necessary infrastructure upgrades impacted by the proposal. This should occur through an Infrastructure Scheme, Deed, or a combination of both.

Detailed road and intersection upgrades required to support the proposed development include:

- Addition of a through-lane in both directions on Main North Road at the Curtis Road / Main North Road / Craigmare Road intersection
- Duplication of the eastbound lanes at the Coventry Road / Curtis Road / Douglas Drive roundabout

- Duplication of both eastbound and westbound lanes at the Curtis Road / Peachey Road intersection
- Duplication of both eastbound and westbound lanes at the Curtis Road / Stebonheath Road intersection, including duplication of the existing roundabout
- Installation of traffic signals at the Andrews Road / Curtis Road intersection*
- Upgrade of the Curtis Road / Northern Expressway interchange*.

(*These final two items are already included within the existing Road Infrastructure Deed for the Playford North Extension.)

6.4 Industry submissions

Australian Gas Infrastructure Group

Australian Gas Infrastructure Group support the proposed rezoning and the development it enables, particularly its technology-neutral approach to energy infrastructure. The approach is consistent with the Government of South Australia's energy and climate policies, which prioritise affordability, reliability and consumer choice.

Urban Development Institute of Australia (SA)

As set out in the Grow, Reform and Build 2022 state election priorities prepared and presented by Urban Development Institute of Australia SA (UDIA), the UDIA strongly supports the focus by the government (and developers) in maximizing South Australia's land opportunities to make SA an even more attractive place to live and work. As such the following additional comments were noted:

- The UDIA supports the code amendment as it responds directly to the National Housing Crisis by increasing housing supply and density of the Outer North.
- The continued development of this precinct will serve as a liveable 'hub' well connected to public transport (bus and train) and land use mix.
- Will be a good strategic planning outcome for the northern suburbs of Adelaide.

6.5 Community organisation and advocacy group submissions

Julia Farr Association (JFA) Purple Orange

JFA Purple Orange supports the vision to create integrated, walkable communities that provide local residents with convenient access to essential services and infrastructure. To ensure the needs of people with disability are appropriately considered, the following policy and design recommendations are provided:

- Strongly recommend that the Model of Citizenship Support be used to inform the Playford Alive East Code Amendment.

- Strongly recommend a genuine co-design process be established to finalise the code amendment and support its implementation, evaluation, and review. This process should engage a diverse range of community members, including people with disabilities, to ensure the Amendment is inclusive, fit-for-purpose, and reflective of the community's needs.
- A co-design process should ensure that consultation materials are accessible, including the provision of Easy Read versions to support participation from people with disabilities and others who benefit from simplified information.
- Recommend that successful measures for Charter Principle 2 be expanded to include the number of evaluation survey responses submitted by people with disability and/or members of CALD communities, to improve accountability and inclusivity.
- The proposed code amendment should ensure all infrastructure is designed and delivered in line with Universal Design principles to maximise access and inclusion for all members of the community.
- Strongly support endorsement of the National Construction Code 2022 Liveable Housing Design Standard for all new housing in the Playford Alive East Code Amendment area, without blanket concessions.
- Strongly oppose the use of blanket exemptions (with the exception of requirements relating to wall reinforcement in bathrooms and sanitary compartments) and recommend active promotion the community-wide benefits of building to the LHD Standard, including the ability for people to age in place and adapt homes to their needs over time.
- Recommend collaboration with developers and the construction industry to highlight the value of building homes to the LHD Standard and explore opportunities to exceed minimum accessibility requirements.
- Recommend inclusion of an Accessible Housing Overlay within the Playford Alive East Code Amendment to require a percentage of new dwellings to be constructed to higher accessibility standards, supporting the creation of inclusive, future-ready housing stock.

6.6 Affected landowner submissions overview

Renewal SA is leading the Playford Alive East development, which will deliver approximately 1,300 residential allotments over the next eight years. As such Renewal SA is the landowner of the affected area and did not make a submission.

6.7 Community submissions overview

General community feedback emphasizes concerns about insufficient road infrastructure along Curtis Road, highlighting its effects on safety and overall quality of life. There are also concerns about the reduction of employment lands and the potential impact on the local economy. Additionally, the community stresses the importance of preserving green open spaces and vegetation buffers, as well as ensuring adequate supporting social infrastructure and amenities to accommodate growth.

Key areas of support raised during consultation included:

- the retention of the Regulated and Significant Tree Overlay over the affected area.
- the logical continuation of the Playford Alive project within the locality.
- the expansion of new housing within an existing community close to public transport and amenities.
- the application of the Affordable Housing Overlay.
- rezoning the affected area to Master Planned Neighbourhood.
- the 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.
- concern 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.
- concern 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 livability outcomes, community safety, provision of public housing. street-level and visual amenity within the public realm.

7 Engagement themes: summary, response and recommendations

7.1 Curtis Road and Traffic Congestion

Concerns related to Curtis Road and the surrounding traffic network featured prominently in community feedback. The area is widely perceived to be already under considerable strain, with frequent reports of traffic bottlenecks, congestion during peak hours, and poor driving conditions. These concerns are particularly acute around key intersections and at access points to the Northern Expressway and Main North Road. Curtis Road, serving as a vital connector in the region, is regularly cited as being at or over capacity, with many submissions suggesting that the current road infrastructure is not equipped to manage existing demand, particularly in light of anticipated future growth in the area.

A strong emphasis was placed on the need to duplicate Curtis Road. Community members consistently advocated for the road to be widened to two lanes in each direction along its full length including the on and off ramps connecting to Womma Road and Heaslip Road. This upgrade is viewed as critical to improving traffic flow and speed, reducing delays, and alleviating congestion at key intersections for Curtis Road and Stebonheath Road. In addition to road duplication, submissions called for the implementation of a comprehensive traffic management plan spanning from the Northern Expressway to Main North Road, incorporating upgrades to intersections and improvements to surrounding road networks in order to disperse traffic more effectively.

Concerns were also raised about the condition and configuration of adjacent arterial roads. Peachy Road, Stebonheath Road, and Dalkeith Road were all noted as either single-lane or in poor condition, contributing further to local traffic issues.

There were also questions regarding whether land would be reserved for future widening of Curtis Road or construction of infrastructure such as the overpass bridge over the Gawler Railway Line.

Overall, the feedback underscores the critical need for transport planning, with strong calls for duplicating Curtis Road, upgrading intersections, and improving connections to surrounding arterial roads to manage current and future demand.

Response:

The affected area will form part of a large new residential estate being delivered as part of the Playford Alive Project. The land division for that larger estate that surrounds the affected area has recently been approved and incorporates a range of conditions, partnerships, and infrastructure agreements designed to address community feedback and ensure the coordinated delivery of essential transport upgrades.

These upgrades will be delivered in stages, commencing with early works to improve key intersections and access points to support safe and efficient vehicle movements within and around the development.

Within 24 months of development approval, a formal partnership agreement between Renewal SA and the City of Playford will be established to guide the design, delivery, timing, and cost-sharing arrangements for external road infrastructure upgrades identified in the supporting Traffic Impact Assessment Report.

Prior to the occupation of the first dwellings within the development, the applicant will complete major road network improvements, including upgrades, duplication to the Curtis Road corridor and the provision of interim access arrangements to facilitate safe and efficient connectivity until permanent solutions are in place.

All transport infrastructure works, and concept plans will be undertaken in consultation with the Department for Infrastructure and Transport (DIT), the City of Playford and Renewal SA to ensure effective coordination with the Curtis Road Level Crossing Removal Project and other associated infrastructure initiatives.

Recommendations:

No changes are recommended.

7.2 Infrastructure

Concerns regarding the adequacy of infrastructure to support future growth were also highlighted in community feedback. Many submissions expressed that current infrastructure is already under pressure and may not be sufficient to accommodate the needs of a growing population. The community also advocated for essential infrastructure and services—such as water, sewerage, roads, electricity—to be upgraded prior to any rezoning or development approvals. There was a clear view that without proactive planning, the region risks falling behind on critical infrastructure delivery, potentially compromising on liveability.

Disruption caused by ongoing infrastructure upgrades, such as those by SA Water, was also noted as a source of frustration. Residents pointed to projects on roads such as Andrews Road and Curtis Road as causing delays and traffic issues, with poorly managed detours through internal local streets raising additional concerns around road safety and travel time.

Several submissions raised safety concerns related to the use of local roads by large trucks, highlighting the potential impact on residents' liveability and quality of life. There was widespread apprehension that increased traffic volumes could lead to a rise in crashes and further compromise road safety, particularly if issues along Curtis Road are not addressed promptly.

Many respondents emphasised that deferring necessary upgrades may exacerbate existing traffic problems and negatively affect both safety and liveability in the area. These concerns underscore the urgent need for timely infrastructure improvements to manage current and future traffic demands effectively.

Overall, submissions emphasised the need for integrated planning to ensure infrastructure keeps pace with development. There was a strong call for infrastructure provision to be considered holistically—not only addressing current gaps but also preparing for the future needs of the expanding community.

Response:

The affected area will form part of a large new residential estate being delivered as part of the Playford Alive Project. The land division approved for that larger estate that surrounds the affected area establishes a comprehensive framework to ensure infrastructure provision aligns with future growth and community expectations. It proposes staging and delivery mechanisms designed to

alleviate pressure on secondary roads by improving network capacity, access, and connectivity in a coordinated manner.

The development also considers the management and distribution of essential utilities, with SA Water confirming the presence of existing water and wastewater network assets capable of supporting the proposed development. Further coordination with SA Water will ensure that any required upgrades or extensions are planned and delivered in step with the timing of future development stages.

Recommendations:

No changes are recommended.

7.3 Social Infrastructure

A number of submissions raised concerns about the adequacy of social infrastructure to support the anticipated population growth. Many highlighted the need for additional public schools to accommodate new housing developments, emphasizing that current facilities are insufficient to meet future demand. Beyond education, the community voiced gaps in critical infrastructure, including roads, public transport, medical services, and early learning centres.

A few submissions suggested upgrades to the Munno Para train station, including improved car parking, lighting, and increased train frequency on the Gawler-Adelaide line. There were also suggestions to extend the train line from Munno Para to Angle Vale and Virginia, aimed at enhancing public transport accessibility. Community members stressed the importance of prioritising walkability, cyclability, and reliable public transport options as part of a sustainable transport strategy.

Further, many emphasised that upgrades to infrastructure and services—including schools, and public transport—should be prioritised prior to any land rezoning. The demand for more comprehensive amenities was also expressed, with calls for expanded facilities such as hospitals, work establishments, and recreational spaces including basketball courts. These submissions reflect a broader expectation that social and transport infrastructure will be planned and delivered in a timely manner to support the community's wellbeing and liveability.

Response:

Public transport stops, walking, and cycling infrastructure will be delivered in accordance with Department for Infrastructure and Transport (DIT) and Public Transport South Australia's (PTSA) requirements to ensure safe and accessible connections throughout the development as mentioned in the associated land division application approval.

Indicative bus stop locations across the larger Playford Alive development have been identified and agreed upon between PTSA and Renewal SA. The proposed internal roads have been designed in accordance with specifications to ensure safe bus movements. An integrated active transport network will provide continuous shared path linkages and appropriate crossing treatments to support connectivity within and beyond the site.

Street lighting will be designed to relevant standards, including along key pedestrian and cycling routes, to enhance safety and amenity for all users.

Recommendations:

No changes are recommended.

7.4 Employment Provision

Several submissions expressed concern about the availability of community and retail office spaces within the area. The current zoning, which supports commercial development, was viewed as a source of providing local employment opportunities and supporting the surrounding housing density. Several stakeholders emphasised the importance of retaining commercial zoning to ensure that future commercial infrastructure continues to meet the needs of nearby residents.

There was minor opposition to the proposed rezoning of existing employment lands for housing, with concerns that such changes could negatively impact local job availability. Submissions highlighted that reducing commercial land use may lead to increased travel and traffic, as residents would need to seek employment outside the local economy. Additionally, respondents called for further infrastructure investment to complement residential growth, stressing the importance of maintaining a balance between employment land uses and housing to support sustainable community development.

Response:

It is noted that there are several established employment areas across the road and activity centres in proximity to the affected area that continue to provide opportunities for economic activity and job creation.

Further, ongoing Government of South Australia planning initiatives—such as the release of additional employment land within Greater Edinburgh Parks—are expected to deliver significant future employment opportunities across the region.

In this context, and considering the broader strategic direction for land use in Playford, council is supportive of the proposed zoning change to facilitate residential development.

Recommendations:

No changes are recommended.

7.5 Public Housing Provision

One of the submissions advocated for a stronger partnership with the SA Housing Trust to increase the provision of public housing within the development.

Response:

Whilst there are no policies to require the provision of public housing, there are policies to support housing affordability, with the Affordable Housing Overlay proposed to be applied. This overlay promotes the integration of affordable housing within residential and mixed-use areas, ensuring a variety of housing options are available to meet the needs of different household types including investment properties, rentals etc.

Recommendations:

No changes are recommended.

7.6 Street and Visual Amenity

Submissions expressed support in principle for medium-density rezoning but advocated for larger land blocks and wider roads to better accommodate residents' needs. Many recommend wider streetscapes to achieve a balanced urban environment that supports both functionality and aesthetics.

There was a strong call for increased off-street parking provisions, specifically to accommodate multi-vehicle households and the storage of trailers, boats, and caravans. Some community members expressed concern that the proposed zoning may be better suited to a General Neighbourhood Zone.

Additionally, several respondents emphasized the importance of preserving the current public view of the land, expressing a desire to maintain the existing character and visual amenity of the area.

Response:

The Master Planned Neighbourhood Zone was selected to enable a flexible land division layout that supports a higher yield of low- to medium-density housing, offering a diverse mix of dwelling types and allotment sizes.

The associated land division application outlines detailed design plans addressing the layout and dimensions of streets and public spaces, including footpaths, shared use paths, verges, and on-street parking.

Provision will be made for accessible parking, efficient waste collection movements, and appropriate placement of waste infrastructure. Landscaping, street furniture, and lighting will be integrated into the design to enhance the functionality, safety, and amenity of the public realm.

Recommendations:

No changes are recommended.

7.7 Trees and Vegetation

A number of submissions emphasised the importance of preserving natural landscapes and green spaces within the development area. There was strong support for retaining existing vegetation on site, including nature strips, even where narrow, to maintain the area's natural character. Several submissions advocated prioritizing the protection of the green buffers by minimizing the loss of open space.

Stakeholders highlighted the critical role that tree canopy cover and native vegetation play in enhancing cooling, improving air quality, and supporting local wildlife. The preservation and connection of native vegetation through biodiversity corridors in Munno Para was also identified as vital for maintaining ecosystem health and resilience. These corridors were noted to facilitate pollination, wildlife movement, and climate adaptation, while also helping to mitigate biodiversity loss, which can increase disease risk and impact livelihoods and medical resources.

Response:

Upon consideration the application of the Urban Tree Canopy Overlay is supported to align with relevant regional and state planning objectives for biodiversity, climate resilience, and urban greening. Existing vegetation along key transport corridors is proposed to be retained to provide a natural buffer and maintain local character.

As informed by DEW and EPA vegetation management within and around the wetland areas will be guided by water-sensitive design principles, with plant species selected to support sustainable, low-maintenance landscaping outcomes. The use of targeted landscaping treatments and the protection of existing vegetation will further assist in minimising site disturbance and enhancing habitat values across the development area.

Recommendations:

Spatially apply the 'Urban Tree Canopy Overlay' to the entire affected area.

7.8 Stormwater Management

Submissions from state agencies emphasised the importance of ensuring that any future rezoning is appropriate and capable of addressing potential environmental and human health impacts at the development authorisation stage. There was a strong focus on the need for integrated stormwater management to be considered early in the planning process, particularly in the context of greenfield development.

The use of Water Sensitive Urban Design (WSUD) was encouraged as a best-practice approach to managing water in urban environments. WSUD supports multiple objectives, including water quality improvement, flood mitigation, conservation, urban amenity, and the protection of biodiversity. Agencies highlighted that greenfield sites offer unique opportunities to deliver coordinated blue and green infrastructure outcomes and recommended that stormwater systems be designed to intercept, retain, and treat pollutants prior to discharge into receiving waters.

Response:

Opportunities for biodiversity-sensitive design will be integrated in line as recommended by DEW and EPA with local environmental priorities, while adaptive management approaches will address potential impacts from climate change consistent with Australian Rainfall and Runoff (ARR) guidelines. Key measures include erosion control, water detention and reuse, and systems to improve runoff quality prior to discharge. Detailed stormwater and water quality measures will be refined at the subdivision and development approval stages.

Recommendations:

No changes are recommended.

8 Summary of recommended changes

Amendments to the draft code amendment are proposed following the consultation, including:

- Addition of the following Overlay to the affected area:
 - o Urban Tree Canopy.

9 Code amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2025.20 published on 23 October 2025. Where amendments to the Planning and Design 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 Master Planned Neighbourhood Zone (in place of the current Employment 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 D:
 - Urban Tree Canopy.
4. 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.

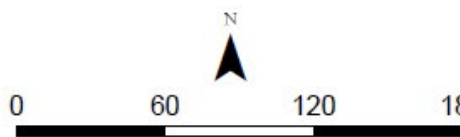
Map A



Proposed Zone

Playford Alive East Code Amendment

- Employment
- General Neighbourhood
- Master Planned Neighbourhood
- Affected Area



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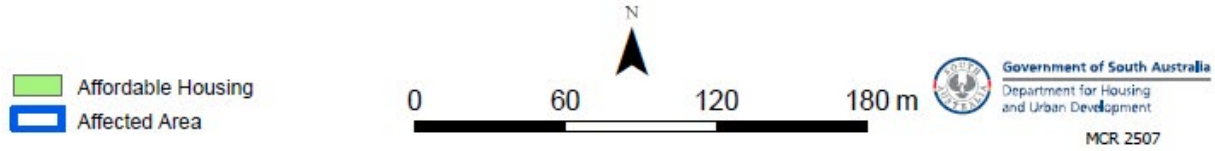
MCR 2507

Map B



Proposed Overlay

Playford Alive East Code Amendment

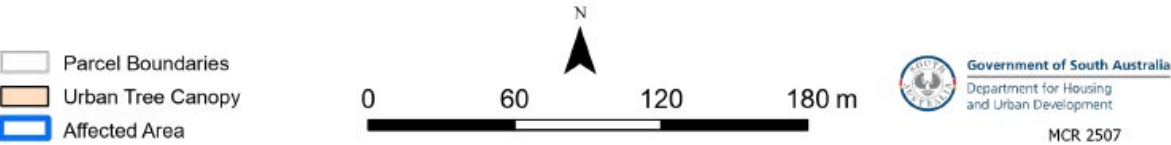


Map C



Proposed Urban Tree Canopy Overlay

Playford Alive East Code Amendment



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Attachments

Attachment 1 Communication materials

Attachment 2 Evaluation results

Attachment 3 Copy of submissions received

Attachment 1 – Communication materials

Media release

12 January 2025 – [120125 Champion More homes more funding for northern suburbs.pdf](#)

10 March 2025 – [100325 Champion Landmark estate sells out.pdf](#)

24 July 2025 – [250724 Champion Playford Alive.pdf](#)

PlanSA news story

[Unlocking more homes in Adelaide's north: Playford Alive East Code Amendment commences consultation | PlanSA](#)

Unlocking more homes in Adelaide's north: Playford Alive East Code Amendment commences consultation

Published Thursday, 28 August 2025



Community members are invited to share feedback on a proposed rezoning that will unlock more housing opportunities in Adelaide's fast-growing northern suburbs.

The Playford Alive East Code Amendment, now open for public consultation, proposes to rezone approximately 7.6 hectares of land at Munno Para from employment to residential use, paving the way for up to 120 new homes within the Playford Alive East development.

The affected land, located adjacent to Curtis Road and the Adelaide–Gawler rail line, 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 support the delivery of affordable housing, with a minimum target of 15% affordable homes within the development, and aligns with the Government of South Australia's Housing Roadmap to increase housing supply and improve access to home ownership.

Consultation on the draft Code Amendment is now open and will run for six weeks, closing at 11:59 pm on Tuesday 7 October 2025.

Community members, industry stakeholders and government agencies are encouraged to have their say on the proposed changes, which will help shape the future of the Playford Alive East neighbourhood.

Information, including a copy of the draft Code Amendment and details on how to provide

Fact sheet

https://plan.sa.gov.au/have_your_say/code-amendments/assets/codeamendmentdoccats?catsid=10229&file=Fact-sheet-3981.pdf&type=true



Government of South Australia
Department for Housing
and Urban Development

Fact Sheet

Playford Alive East Code Amendment

What is the Playford Alive East Code Amendment?

The Government of South Australia is proposing a change to the Planning and Design Code to allow more homes to be built in Adelaide's north. This change—called a code amendment—would rezone a parcel of land in Munno Para from employment use to residential use.

The land is part of the Playford Alive Project, which is being delivered by Renewal SA. If approved, the rezoning would support the construction of around 110 to 120 new homes, including affordable housing.

Why is this rezoning being proposed?

The land is currently zoned for employment but has never been used for industrial or commercial purposes. It remains vacant and sits within a well-connected area close to public transport, schools, shops and open space.

Rezoning the land will help meet strong demand for housing in the northern suburbs and support the government's Housing Roadmap, which aims to increase the supply of land and homes across South Australia.

Where is the land located?

The land is located between Curtis Road and the Adelaide–Gawler rail line, east of the Playford Shopping Precinct and Curtis Wetlands. It's about 30 kilometres north-east of Adelaide's CBD and sits within the City of Playford.

What kind of housing is proposed?

The new zone—called Master Planned Neighbourhood—supports a mix of housing types such as townhouses, semi-detached homes and row houses. The development will include a range of housing options to suit different needs and lifestyles.

The Affordable Housing Overlay will apply to the site, helping ensure that at least 15% of homes meet affordability criteria.

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What investigations have been done?

Before proposing the rezoning, a range of investigations were undertaken to make sure the land is suitable for housing. These include:

- Traffic and transport modelling
- Stormwater and infrastructure assessments
- Noise and environmental studies
- Tree and landscaping reviews
- Aboriginal cultural heritage checks

These investigations show the land is appropriate for residential development and that any impacts can be managed.

How can I have my say?

The engagement period runs from 9:00 am Wednesday 27 August to 11:59 pm Tuesday 7 October 2024.

Feedback, comments and questions can be made through:

- [Playford Alive East Code Amendment | YourSAy](#)
- Email: planasubmissions@sa.gov.au (subject: Submission – Playford Alive East Code Amendment)
- Post:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

All feedback is required by 11:59 pm Tuesday 7 October 2024.

What happens next?

All feedback will be considered and summarised in an engagement report, which will inform the final code amendment submitted to the Minister for Planning for decision.

For more information

For further information please contact PlanSA Service Desk via email at planasa@sa.gov.au.

2



Government of South Australia
Department for Housing
and Urban Development

FAQ

https://plan.sa.gov.au/have_your_say/code-amendments/assets/codeamendmentdoccats?catsid=10229&file=Frequently-asked-questions-3982.pdf&type=true

Government of South Australia
Department for Housing
and Urban Development

Frequently Asked Questions

Playford Alive East Code Amendment

Q – What is a code amendment?

A – The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A code amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Q – What is the Playford Alive East Code Amendment?

A – The Government of South Australia is proposing a code amendment to rezone approximately 7.6 hectares of land at Munno Para from Employment Zone to Master Planned Neighbourhood Zone.

The proposed rezoning will support the delivery of approximately 110–120 low- to medium-density homes within an existing, well serviced residential area in the fast-growing northern suburbs.

The code amendment is part of the South Australian Government's Housing Roadmap, which seeks to increase the supply of land to create more homes to help address the housing crisis.

Q – What area will the code amendment affect?

A – The affected area is located between Curtis Road and the Adelaide–Gawler rail line, east of the Playford Shopping Precinct and Curtis Wetlands. It forms part of the broader Playford Alive Project, which is being delivered by Renewal SA.

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Proposed Zone Playford Alive East Code Amendment

Affected area and proposed zone

Q – Why has this area been identified for residential development?

A – The land is currently zoned for employment use but has remained undeveloped. It is well connected to public transport, schools, shops and open space, making it highly suitable for residential development.

Rezoning the land will help meet strong demand for housing in the fast-growing northern suburbs and support the delivery of affordable housing.

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Department for Housing
and Urban Development

Q – What new zone is proposed and why?

A – The draft code amendment proposes to rezone the land to the Master Planned Neighbourhood Zone. This zone supports a mix of housing types and complementary community uses.

The Affordable Housing Overlay will be applied across the site. Overlays that already apply to the site such as Noise and Air Emissions, Hazards (Flooding – General), and Regulated and Significant Trees, will remain.

The rezoning will ensure consistency with the broader Playford Alive Project and enable efficient project delivery.

Q – What is medium density housing and how many homes could be built?

A – Medium density housing includes townhouses, semi-detached homes, and row houses. Subject to final design and approvals, approximately 110–120 homes could be built on the site, which will include affordable housing.

Q – What investigations have taken place to understand the impacts on the existing community?

A – Investigations have been undertaken into traffic and transport, stormwater management, noise, environmental conditions, infrastructure capacity, Aboriginal cultural heritage, and tree retention. These investigations help ensure the site is suitable for residential development and that any impacts are appropriately managed.

Q – When would the land be developed for housing?

A – The land cannot be developed until the code amendment process is complete and the Minister for Planning approves the final amendment.

The broader Playford Alive Project is already underway, with this rezoning supporting future stages of development.

Q – Where can I read about the proposal?

A – Information, including a copy of the draft code amendment, is available on the [YourSA](#) or [PlanSA](#) websites.

Hard copies are also available to view at the Department for Housing and Urban Development, Level 9, 83 Pine Street, Adelaide.

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Department for Housing
and Urban Development

Q – How can I provide feedback on the proposal?

A – Feedback, comments and questions can be made through:

- [Playford Alive East Code Amendment | YourSA](#)
- Email: plansasubmissions@sa.gov.au (subject: Submission – Playford Alive East Code Amendment)
- Post:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

All feedback is required by 11:59 pm Tuesday 7 October 2024.

Q – How will my feedback be considered?

A – All feedback on the draft code amendment will be reviewed and considered to help to inform the final code amendment before being submitted to the Minister for Planning for a decision.

Q – Who can I contact for further information?

A – For further information please contact PlanSA Service Desk via email at plansa@sa.gov.au.

Government of South Australia
Department for Housing
and Urban Development

Community information display boards and handouts

Playford Alive East Code Amendment

What is a code amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A code amendment is a proposal to change the policies, rules, or mapping within the Code, which can change the way that future developments are assessed.

What is the draft Playford Alive East Code Amendment?

The Government of South Australia is proposing a code amendment to rezone around 7.6 hectares of land at Munno Para from Employment Zone to Master Planned Neighbourhood Zone.

If approved, this change would support the delivery of about 110–120 new low- to medium-density homes, including at least 15% affordable housing, within a well-connected part of Adelaide's fast-growing northern suburbs.

This proposal is part of the Government's Housing Roadmap and the broader Playford Alive Project, which together aim to increase the supply of land and homes and help address the housing crisis in South Australia.



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Playford Alive East Code Amendment

Where is the land located?

The land covers about 7.6 hectares at Munno Para, around 30 kilometres north-east of Adelaide's CBD in the City of Playford.

It is bounded by Curtis Road to the south, the Adelaide–Gawler rail line to the east, and the Curtis Wetlands and Playford Shopping Precinct to the west. To the north, it adjoins other stages of the Playford Alive development.

Together, these connections make the site a natural extension of the surrounding neighbourhood and a well-placed location for new housing.



Affected area and proposed zone

plan.sa.gov.au



Playford Alive East Code Amendment

Why Munno Para?

The land identified for rezoning has sat vacant for many years. It was originally set aside for employment use but has not been developed for industry or business. Instead, it now offers an ideal opportunity for housing.

The site is well connected to everyday needs: shops, schools and community services are close by, with the Munno Para train station and bus routes providing easy public transport. The much-loved Curtis Wetlands offer green open space right next door.

By bringing this land into residential use, the Code Amendment will help meet the strong demand for new homes in Adelaide's north, while making the most of existing infrastructure and services.

What changes are proposed?

At present, the land is zoned for employment, which means only businesses and light industry are allowed. The draft amendment would rezone it to Master Planned Neighbourhood Zone, a zone designed to support a mix of homes such as townhouses, semi-detached homes, and row houses, along with complementary community uses.

An Affordable Housing Overlay would apply, ensuring that at least 15% of homes meet affordability criteria. Other protections already in place — including rules around noise, flooding, and significant trees — would remain.

This change would align the land with the broader Playford Alive project, allowing for consistent and efficient delivery of new homes.

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Playford Alive East Code Amendment

What investigations have been done?

Before any rezoning takes place, detailed studies are carried out to test whether the land is suitable for housing and to understand how development might affect the community.

For Playford Alive East, investigations examined traffic and transport, stormwater management, noise, environmental conditions, infrastructure capacity, Aboriginal cultural heritage, and tree retention.

Together, these studies show the land is appropriate for residential development. Any impacts can be managed, and the site's location alongside existing neighbourhoods, transport and services makes it well placed for future growth.



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Playford Alive East Code Amendment

Have your say

You are invited to share your feedback on the draft Playford Alive East Code Amendment. Consultation is open from 27 August to 7 October 2025.

Share your feedback by:

- Completing the online survey — yoursay.sa.gov.au/playford-alive-east-code-amendment
- Emailing: PlanSASubmissions@sa.gov.au (please use the subject: Submission – Playford Alive East Code Amendment)
- Writing to: Code Amendment Team, GPO Box 1815, Adelaide, 5001.

Find out more

For more information about the draft Playford Alive East Code Amendment and how you can help shape the future of the Playford Alive East area:

- Visit: yoursay.sa.gov.au/playford-alive-east-code-amendment
- Email: PlanSA@sa.gov.au



Scan the QR code to visit:
yoursay.sa.gov.au/playford-alive-east-code-amendment

plan.sa.gov.au



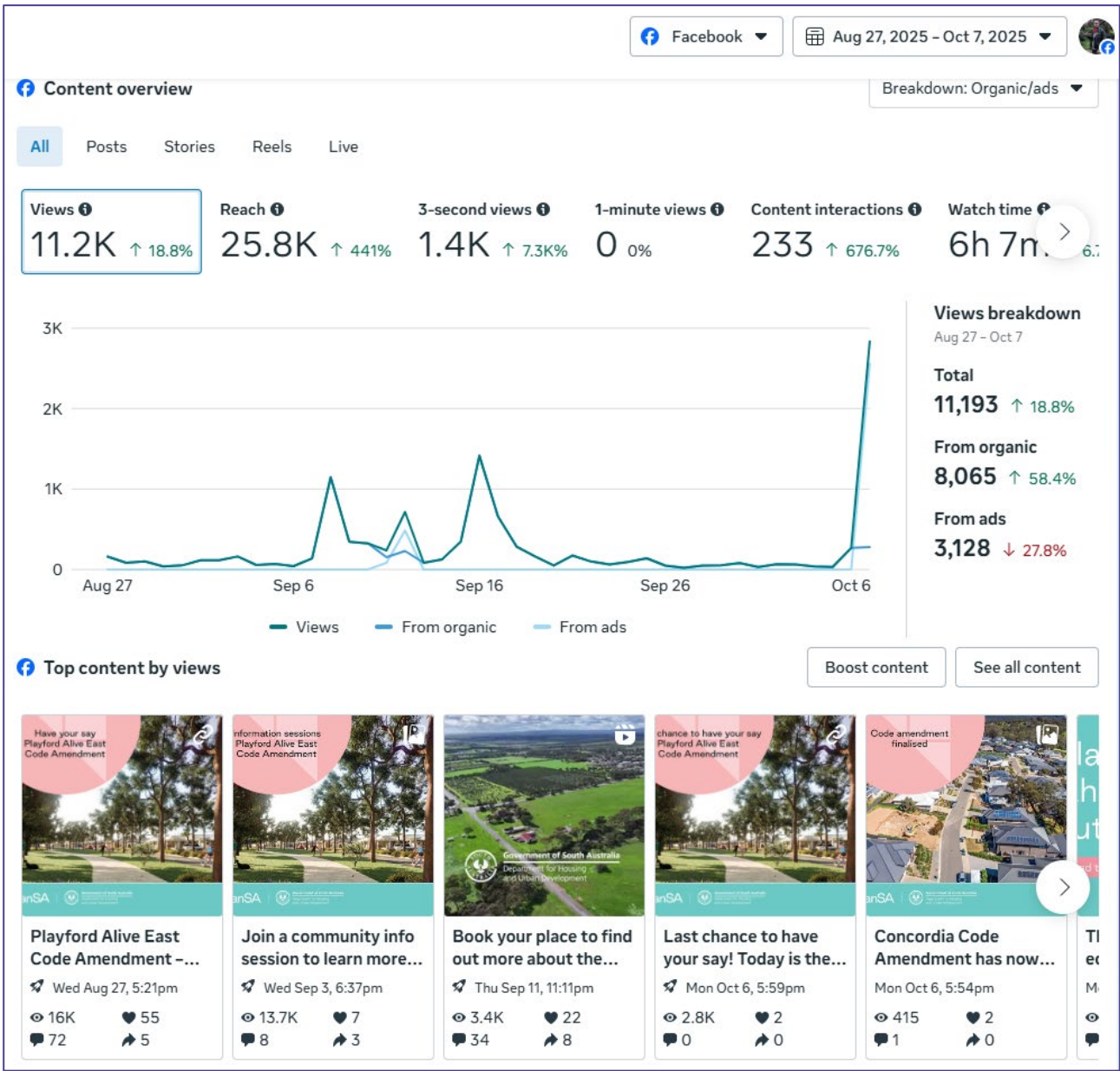
Government of South Australia
Department for Planning and Urban Development

YourSAY web page

Link: [Playford Alive East Code Amendment | YourSAY](#)

Social media

PlanSA Facebook



Planning Ahead newsletter article

[Newsletter August 2025 Edition](#) | [View Newsletter](#) | [PlanSA](#)

Unlocking more homes in Adelaide's north: Playford Alive East Code Amendment enters consultation



Community members are invited to share feedback on a proposed rezoning that will unlock more housing opportunities in Adelaide's fast-growing northern suburbs.

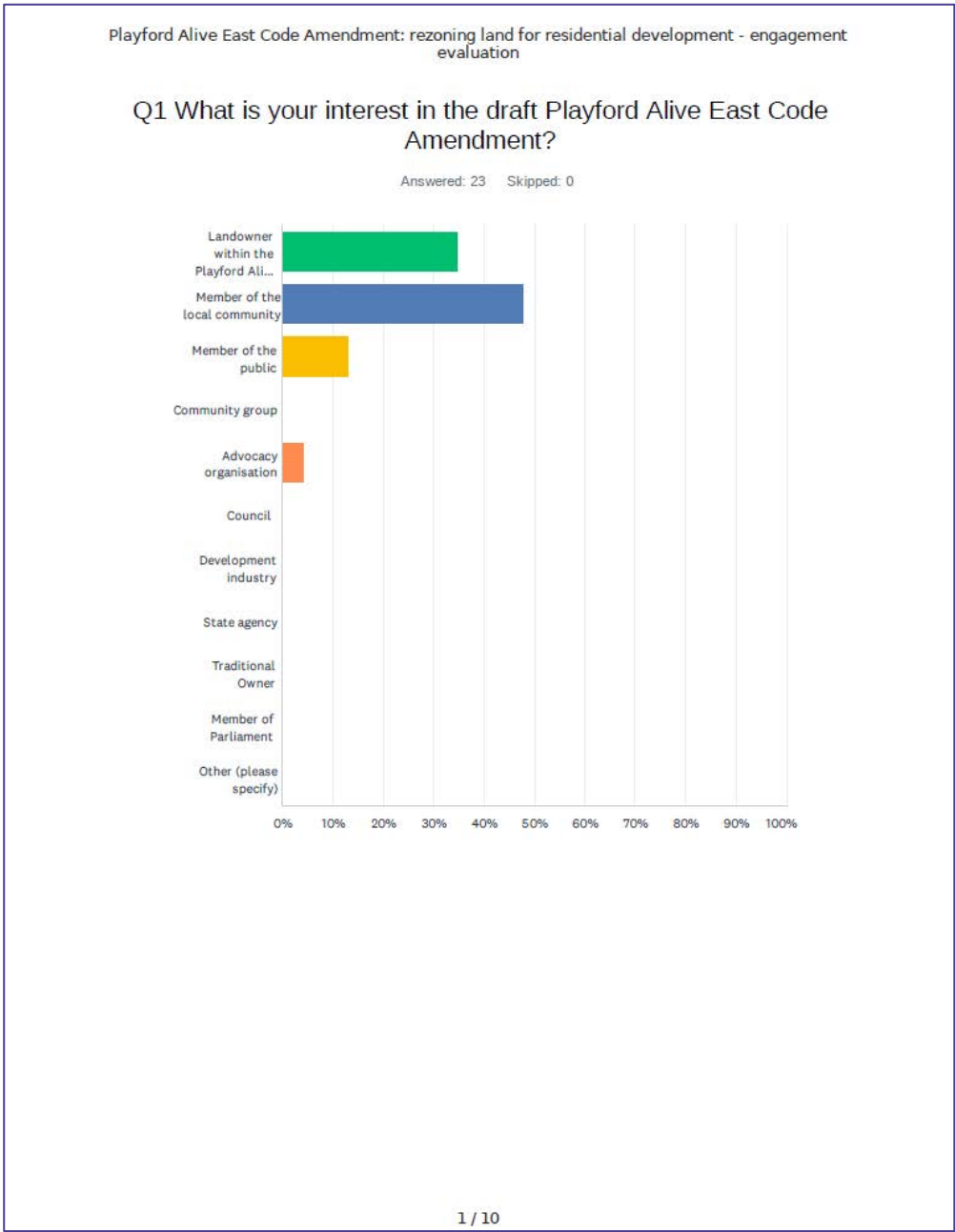
The Playford Alive East Code Amendment, now open for public consultation, proposes to rezone approximately 7.6 hectares of land at Munno Para from employment to residential use, paving the way for up to 120 new homes within the Playford Alive East development.

The affected land, located adjacent to Curtis Road and the Adelaide–Gawler rail line, 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 support the delivery of affordable housing, with a minimum target of 15% affordable homes within the development, and aligns with the Government of South Australia's Housing Roadmap to increase housing supply and improve access to home ownership.

[Read more](#)

Attachment 2 – Evaluation results



Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

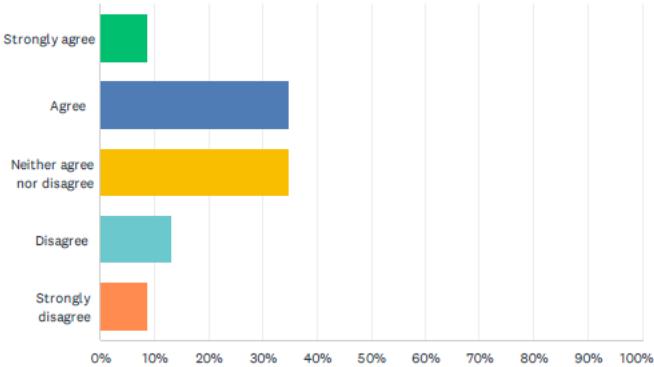
ANSWER CHOICES	RESPONSES	
Landowner within the Playford Alive East growth area	34.78%	8
Member of the local community	47.83%	11
Member of the public	13.04%	3
Community group	0.00%	0
Advocacy organisation	4.35%	1
Council	0.00%	0
Development industry	0.00%	0
State agency	0.00%	0
Traditional Owner	0.00%	0
Member of Parliament	0.00%	0
Other (please specify)	0.00%	0
TOTAL		23

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q2 I feel the engagement genuinely sought my input to help shape the proposal

Answered: 23 Skipped: 0

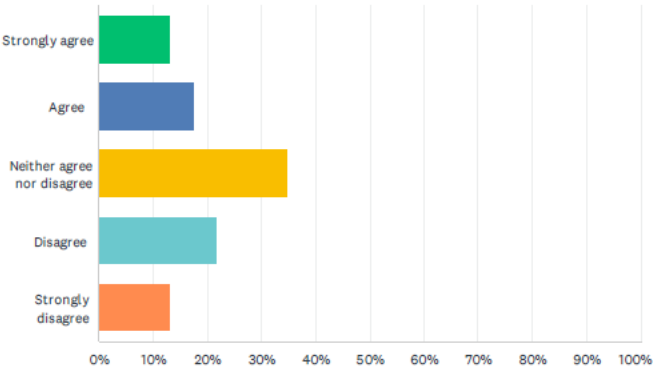


ANSWER CHOICES	RESPONSES	
Strongly agree	8.70%	2
Agree	34.78%	8
Neither agree nor disagree	34.78%	8
Disagree	13.04%	3
Strongly disagree	8.70%	2
TOTAL		23

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q3 I am confident my views were heard during the engagement

Answered: 23 Skipped: 0

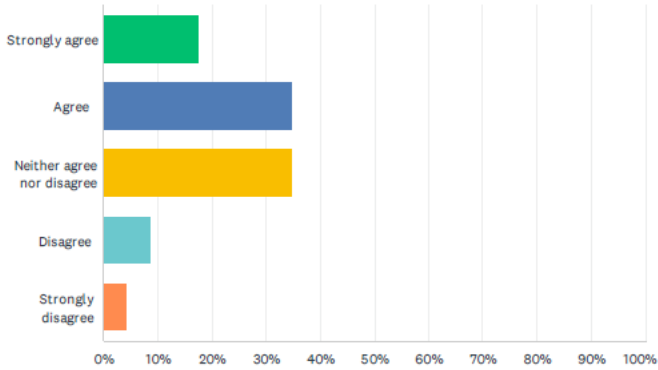


ANSWER CHOICES	RESPONSES	
Strongly agree	13.04%	3
Agree	17.39%	4
Neither agree nor disagree	34.78%	8
Disagree	21.74%	5
Strongly disagree	13.04%	3
TOTAL		23

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q4 I was given an adequate opportunity to be heard

Answered: 23 Skipped: 0

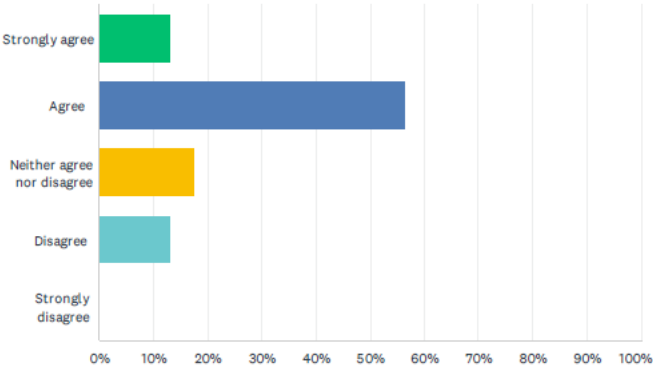


ANSWER CHOICES	RESPONSES	
Strongly agree	17.39%	4
Agree	34.78%	8
Neither agree nor disagree	34.78%	8
Disagree	8.70%	2
Strongly disagree	4.35%	1
TOTAL		23

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q5 I was given sufficient information so that I could take an informed view

Answered: 23 Skipped: 0

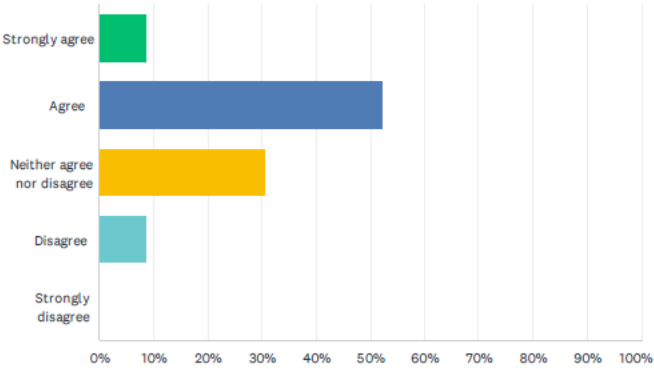


ANSWER CHOICES	RESPONSES	
Strongly agree	13.04%	3
Agree	56.52%	13
Neither agree nor disagree	17.39%	4
Disagree	13.04%	3
Strongly disagree	0.00%	0
TOTAL		23

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q6 I felt informed about why I was being asked for my view, and the way it would be considered

Answered: 23 Skipped: 0

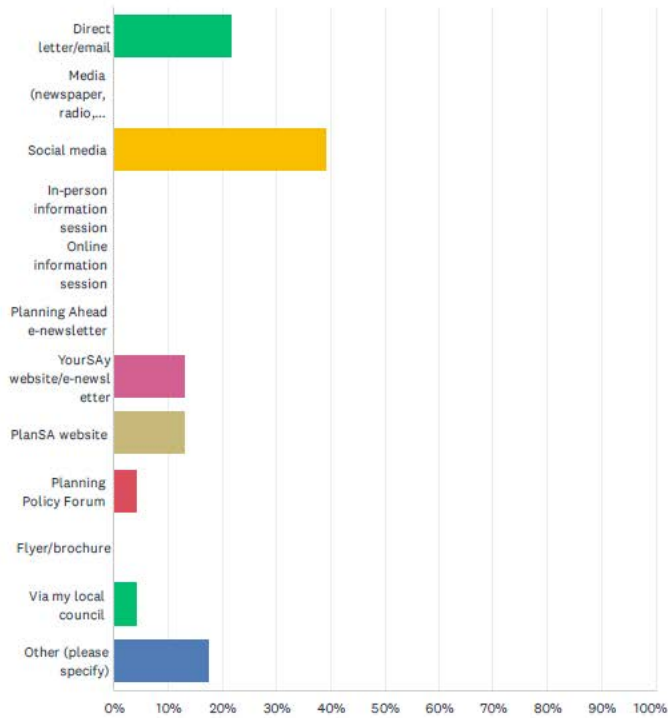


ANSWER CHOICES	RESPONSES	
Strongly agree	8.70%	2
Agree	52.17%	12
Neither agree nor disagree	30.43%	7
Disagree	8.70%	2
Strongly disagree	0.00%	0
TOTAL		23

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q7 How did you hear about the draft Playford Alive East Code Amendment? (Please select all relevant options.)

Answered: 23 Skipped: 0



Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

ANSWER CHOICES	RESPONSES	
Direct letter/email	21.74%	5
Media (newspaper, radio, television)	0.00%	0
Social media	39.13%	9
In-person information session	0.00%	0
Online information session	0.00%	0
Planning Ahead e-newsletter	0.00%	0
YourSAy website/e-newsletter	13.04%	3
PlanSA website	13.04%	3
Planning Policy Forum	4.35%	1
Flyer/brochure	0.00%	0
Via my local council	4.35%	1
Other (please specify)	17.39%	4
Total Respondents: 23		

#	OTHER (PLEASE SPECIFY)	DATE
1	A nember in the Andrews Farm Facebook group posted about it	11/3/2025 4:55 PM
2	Member of the public	11/3/2025 4:53 PM
3	Community run social media page	11/3/2025 12:44 PM
4	Cant remember	10/20/2025 3:03 PM

Playford Alive East Code Amendment: rezoning land for residential development - engagement evaluation

Q8 Do you have any other feedback or comments you would like to share on the engagement process?

Answered: 14 Skipped: 9

#	RESPONSES	DATE
1	FIX THE ROADS!!!! Pot holes and congestion! Also stop blocking off nearly all exit roads at the same time.	11/3/2025 4:55 PM
2	I've had my say but I am concerned the decision is already made and this was a 'box ticking' exercise	11/3/2025 4:55 PM
3	Additional homes in the playford area are not going to support the improvement required to roads and long term employment	11/3/2025 4:53 PM
4	Letterbox dropping would have been helpful as well to reach those who don't use social media or internet (assuming this wasn't already done as I don't recall receiving anything that way myself)	11/3/2025 1:50 PM
5	This whole public consultation is a waste of time and money. Your going to allow the developments to go ahead regardless.	11/3/2025 12:50 PM
6	More information about these surveys to the local residents is needed. I found out through third party channels as usual and these topics are important for all residents, not just internet accessing citizens	11/3/2025 12:44 PM
7	no	11/3/2025 11:51 AM
8	Why go ahead with someone that everyone majority opposes. I am selling up and moving. Area is too congested and becoming very riff-raff unfriendly and crammer	11/3/2025 11:48 AM
9	I don't think it will really make a difference what members of the public say the council will do what they want to.	11/3/2025 11:38 AM
10	Yes I do not think that you listened to the feedback received whatsoever. You clearly listed the feedback but a choosing to ignore it. There should be less development in the north until services are delivered in particular Curtis road. I also think there should be stricter restrictions on rezoning rather than just leaving it to developers to design some slum under the pretext it is master planned. I think the land should be rezoned into general neighbourhood which provides stricter criteria on density. I am sick of the high council rates from all these subdivisions.	11/3/2025 11:35 AM
11	No	10/21/2025 12:38 PM
12	You're going ahead with it anyway, so this is a waste of my time isn't it? 1- I feel you're just way too greedy - these houses are too small, too close together, and the streets too narrow. It puts too much pressure on utility supply and adjacent major roads, (#CurtisRoad) We don't want 'common green areas' we want A Decent-Sized Block of Land; room to kick a footy with kids, or a veggie garden, or fruit trees or for a rumpus room or swimming pool one day. 2- WILL these be affordable? Or 10% of them? The City Of Playford -area really needs THE MAJORITY of new homes to be 'affordable'; do you not Know your citizens, or Care? Thank you	10/20/2025 5:36 PM
13	Please do not disregard community feedback and make changes to fix the communities concerns	10/20/2025 3:56 PM
14	Paying the ridiculous amount of rates, and suffering nothing but inconvenience and increased traffic and commuting times, haven't the residents been through enough? Poor planning and infrastructure and ridiculous rates are an insult to those of us who are living here and have mortgages. It'll be a ghetto area soon.	10/20/2025 3:45 PM

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by the Department for Housing and Urban Development Communication and Engagement Specialist on behalf of the Designated Entity.

Evaluation statement	Response options (<i>Select answer</i>)
1 Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	☐ Engaged when there was opportunity for input into scoping ☒ Engaged when there was opportunity for input into first draft ☐ Engaged when there was opportunity for minor edits to final draft ☐ Engaged when there was no real opportunity for input to be considered Engagement for the Playford Alive East Code Amendment commenced early in the process, providing stakeholders and the community with the opportunity to review and comment on the first draft of the proposed amendment. The engagement period was scheduled to ensure that feedback could be genuinely considered before finalising the code amendment. Stakeholder mapping and a comprehensive engagement plan were developed prior to public consultation, and a range of engagement activities (including community drop-in sessions, online information sessions, direct mail-outs, and online surveys) were implemented to reach a broad audience. Feedback received during the engagement period was carefully reviewed and informed the final code amendment. Notably, community input regarding the importance of preserving natural landscapes and enhancing biodiversity led to the addition of the Urban Tree Canopy Overlay to the Code Policy. This demonstrates that engagement occurred early enough for feedback to influence the planning policy and that the process was consistent with Principle 1 of the Community Engagement Charter.
2 Engagement contributed to the substance of the code amendment (Principle 1)	☐ In a significant way ☒ In a moderate way ☐ In a minor way ☐ Not at all. Engagement contributed to the substance of the code amendment in a moderate way. While a wide range of feedback was received from community members, stakeholders, and agencies, most issues raised were addressed through existing planning

Evaluation statement	Response options (<i>Select answer</i>)
	frameworks, overlays, and infrastructure agreements. However, engagement did directly influence the final code amendment through the addition of the Urban Tree Canopy Overlay, which was included in response to community and agency feedback about the importance of preserving natural landscapes and enhancing biodiversity. This demonstrates that engagement had a tangible impact on the policy outcome, though the majority of other recommendations did not result in further changes. Overall, the engagement process ensured that all views were acknowledged and considered, and that meaningful input was reflected in the final amendment.
3 The engagement reached those identified as the community of interest (Principle 2)	☒ Representatives from most community groups participated in the engagement ☐ Representatives from some community groups participated in the engagement ☐ There was little representation of the community groups in engagement The engagement process for the Playford Alive East Code Amendment was designed to reach a broad cross-section of the community of interest. Stakeholder mapping was undertaken to identify key groups, including landowners, local residents, advocacy organisations, industry representatives, and government agencies. Engagement activities were tailored to ensure accessibility and inclusivity, with information distributed through direct mail-outs, online platforms, community sessions, and council networks. Submissions and feedback were received from a diverse range of stakeholders, including community members, council, industry, advocacy groups, and government agencies. This demonstrates that representatives from most identified community groups participated in the engagement process. The variety of engagement methods and the breadth of responses received indicate that the engagement successfully reached the intended community of interest.
4 Engagement included the provision of feedback to community about outcomes of their participation	☒ Formally (report or public forum) ☐ Informally (closing summaries) ☐ No feedback provided

Evaluation statement	Response options (<i>Select answer</i>)
	Feedback was formally provided to the community about the outcomes of their participation. Following the engagement period, a comprehensive ‘What We Heard’ report was prepared and distributed to all individuals who lodged a submission. This report summarised the feedback received, outlined the key themes and issues raised, and explained how these were considered in finalising the code amendment. The engagement report, including the evaluation of engagement and summary of recommended changes, was also made publicly available through the PlanSA and YourSAy websites. This formal reporting process ensured transparency and closed the loop with participants, demonstrating how community input influenced the final decision-making.
5 Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	☒ Reviewed and recommendations made in a systematic way ☐ Reviewed but no system for making recommendations ☐ Not reviewed The engagement process was reviewed throughout the consultation period, with feedback and insights considered in real time to ensure the process remained effective and responsive to stakeholder needs. The Engagement Plan was adhered to, and all planned activities were delivered as scheduled. Following the engagement period, the Communications and Engagement team undertook a systematic post-engagement review to identify strengths and areas for improvement. Key learnings included the value of providing clear, accessible information through multiple channels and the importance of regular updates to maintain transparency. Recommendations from this review will inform future engagement strategies and support continuous improvement, ensuring ongoing alignment with the principles of the Community Engagement Charter.
Identify key strength of the Charter and Guide	A key strength of the Charter and Guide is the clear framework it provides for planning, delivering, and evaluating engagement activities. The Charter’s principles ensure that engagement is genuine, inclusive, fit for purpose, informed, and continuously improved. This structure supports transparency and accountability, helping both the community and decision-makers understand how feedback is sought, considered, and used to shape outcomes. The Guide also offers practical tools and

Evaluation statement	Response options (<i>Select answer</i>)
	examples that assist in designing engagement processes that are accessible and responsive to a wide range of stakeholders.
Identify key challenge of the Charter and Guide	A key challenge of the Charter and Guide is demonstrating to participants how their feedback has directly influenced the final outcome, especially when not all suggestions can be adopted. While the Charter encourages transparency and responsiveness, some community members may still feel uncertain about the impact of their input, particularly in complex or highly technical planning processes. Ensuring ongoing communication and managing expectations about what engagement can and cannot influence remains an ongoing challenge for practitioners.

Attachment 3 – Copy of submissions received

Attach copies of all submissions received

https://plan.sa.gov.au/_data/assets/pdf_file/0005/1549886/PAECA-Council-Submissions.PDF

https://plan.sa.gov.au/_data/assets/pdf_file/0006/1549887/PAECA-Industry-Association-Submissions.PDF

https://plan.sa.gov.au/_data/assets/pdf_file/0007/1549888/PAECA-Non-Government-Organisation-Submissions.PDF

https://plan.sa.gov.au/_data/assets/pdf_file/0008/1549889/PAECA-YourSay-Submissions.PDF