



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.

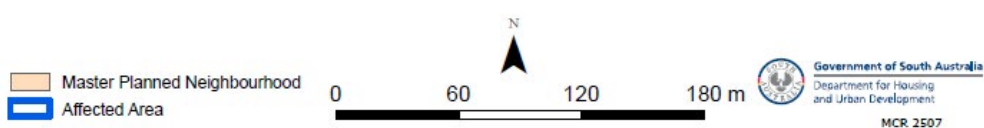
Q – What area will the code amendment affect?

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.



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.

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 [YourSAy](#) or [PlanSA](#) websites.

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

Q – How can I provide feedback on the proposal?

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

- [Playford Alive East Code Amendment | YourSAY](#)
- 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.
