



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.

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 2025**.

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**.

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 plansa@sa.gov.au.