

# GLENGOWRIE CODE AMENDMENT

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

### WHAT IS A CODE AMENDMENT?

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

A Code Amendment is the process of amending the Code and the specific policies that apply to land to guide the assessment of future development applications. Code Amendments are not development proposals, although they may include information that shows in a general sense how the policies may operate in a visual way.

### WHERE IS THE AFFECTED AREA?

The land which the Code Amendment will specifically impact is identified as 86-88 Morphett Road, Glengowrie, shown to the right.

### WHAT IS THE CURRENT ZONING?

The Affected Area is currently in the Recreation Zone and is surrounded by the Infrastructure Zone (to the west), Recreation Zone (to the east), Suburban Neighbourhood Zone (to the south) and Urban Neighbourhood Zone (to the north-east).

### WHAT IS BEING PROPOSED AND WHAT DOES THIS MEAN?

The Code Amendment seeks to rezone the land from Recreation to Urban Neighbourhood to enable future development of the land for medium/high-density residential and mixed use purposes.

As this is a Code Amendment and not a development application, there is currently no specific use or design proposed.

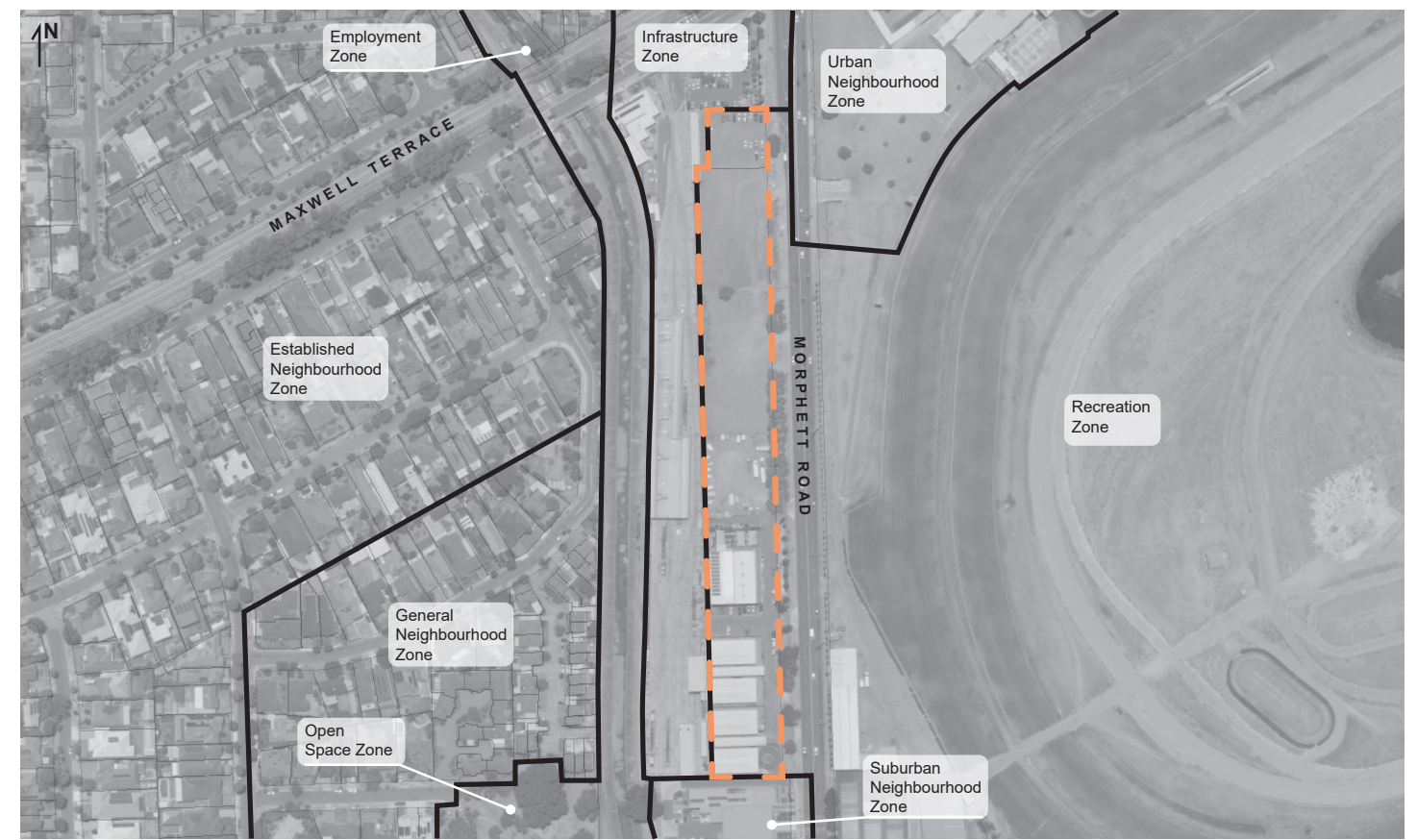
Key Changes proposed through the Code Amendment include:

- » Rezoning the Affected Area to the Urban Neighbourhood Zone
- » Increasing the maximum building height for the Affected Area to allow up to eight levels
- » Apply the building envelope policy (to manage building height at the interface)
- » Apply the Affordable Housing Overlay and Noise and Air Emissions Overlay to the Affected Area.

### WHAT COULD BE DEVELOPED UNDER THE PROPOSED ZONING?

Some of the desired land uses that are listed in the Urban Neighbourhood Zone include:

- » consulting room
- » dwelling
- » licensed premises
- » office
- » residential flat building
- » retirement facility
- » shop
- » supported accommodation

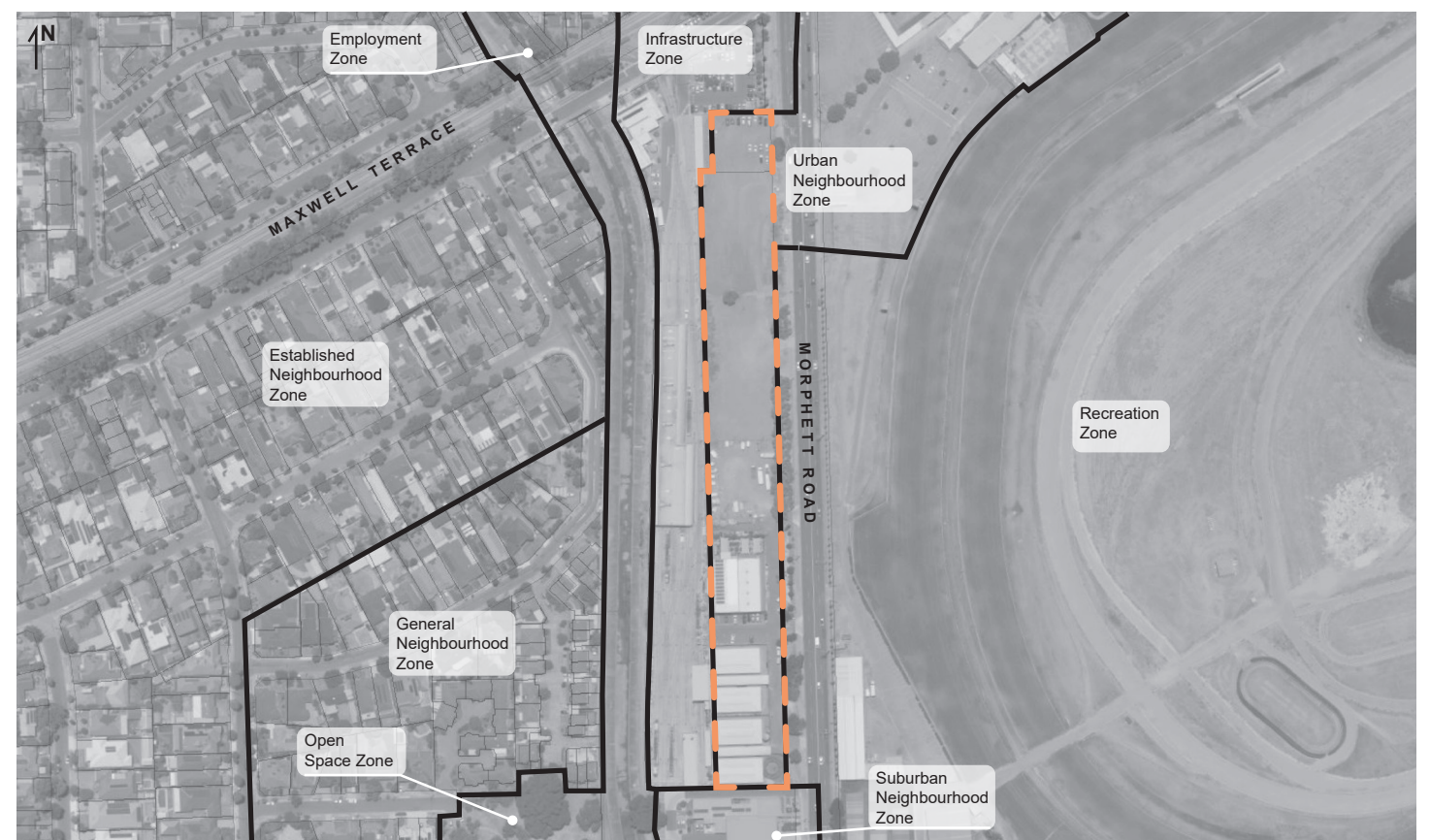


Current Zone

LEGEND

— Affected Area Boundary

— Zone Boundary



Proposed Zone

LEGEND

— Affected Area Boundary

— Zone Boundary





## IS THERE MORE INFORMATION AVAILABLE?

More detailed information is available from:

- » Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- » SA Planning Portal ([plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments))

The information available includes the Code Amendment Report, which contains the following investigations:

- » Traffic Assessment;
- » Preliminary Site Investigation;
- » Infrastructure, Stormwater and Services Assessment;
- » Acoustic Assessment; and
- » Planning review of proposed Urban Neighbourhood Zone and Overlays

You can call Michael Osborn on (08) 8221 5511 should you have any questions or wish to discuss the Code Amendment.

## HOW CAN I HAVE MY SAY?

You can comment on the Code Amendment any time before **5:00pm on 26 March 2023**.

Feedback can be provided via one of the following:

- » online via the SA Planning Portal ([plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments))



- » via email to [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)
- » via post to:  
Attn: Michael Osborn  
Morphett Road, Glengowrie Code Amendment  
Future Urban Pty Ltd  
Level 1, 74 Pirie Street  
ADELAIDE SA 5000

## INFORMATION SESSIONS.

You can book an appointment to meet directly with one of our planning consultants to ask questions and learn more about the Code Amendment. This can be online or in person. To book an appointment time, please contact Future Urban on (08) 8221 5511 or email [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au).

## HOW WILL I KNOW MY FEEDBACK WAS HEARD?

An Engagement Report will be prepared following the conclusion of the consultation period. The Engagement Report will summarise the feedback received during this process and the responses to the feedback. It will also include a copy of the written submissions received.

The Engagement Report will be made publicly available here following a determination on the code amendment:

- » Future Urban website engagement page (<https://www.futureurban.com.au/engagement>)
- » SA Planning Portal ([plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments))

It is anticipated that this information will be available in mid-2023.

## HOW IS ENGAGEMENT UNDERTAKEN?

The engagement process is undertaken in accordance with the Engagement Plan and the Community Engagement Charter. A copy of the Engagement Plan and the Charter can be found at the below links:

- » [plan.sa.gov.au/en/charter](https://plan.sa.gov.au/en/charter)
- » [plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments)

As part of the engagement process, we are required to evaluate the success of the engagement activities and we will do this by way of a survey. Should you provide a submission on the Code Amendment, the survey will be emailed to you following the consultation period. If you do not choose to provide a submission but still wish to fill out the evaluation survey, please let us know by emailing [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au).

If you require translation services, please follow the link or scan the QR Code • Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR • إذا كنت بحاجة إلى خدمات الترجمة ، فيرجى اتباع الرابط أو مسح رمز altarjamat, fayurjaa aitibae alraabit 'aw mash ramz aliaistijabat alsarieat dwyyan)

<https://www.surveymonkey.com/r/H538S9V>

