Morphettville / Glengowrie Horse Related Activities Code Amendment

November 2023

What is the Planning and Design Code?

In South Australia, the Planning and Design Code (the Code) provides the rules and policies proposed developments need to abide by in order to gain planning approval. The Code's polices include where residential and business areas should be located, the size, shape, and form of buildings, and the quantity of landscaping and open space that should be included.

What is a Code Amendment?

The Code's policies are not always consistent with the desires of the community, developer, Council, or State Government etc. A Code Amendment is a document that is used to justify and outline changes that are proposed for planning policies that apply to land. They can apply to specific land parcels, across broader areas, or address a specific policy issue that applies across the State.

What is the aim of this Code Amendment?

The draft Code Amendment is proposing to alter zoning policy over the area of the former Residential Racecourse Zone which supported horse stabling in association with houses. As a result, large minimum allotment sizes are designated effectively preventing any further development.

The Code Amendment seeks to provide opportunities for redevelopment of land to encourage owners of stables to sell and relocate to more appropriate locations that reduce ongoing risks with the movement of horses on public streets in this location.

The Code Amendment also covers parts of the General Neighbourhood Zone interfacing with the stabling areas so as to provide a consistent suite of policies.

The intent is to support primarily street facing infill development on the majority of sites, noting that some sites are quite large and could accommodate group and residential flat buildings.

The land within the red boundary is directly affected by the proposed Code Amendment



What changes are proposed in this Code Amendment?

The principal change proposed within the Code Amendment is to the Technical and Numerical Variations (TNVs) that apply to the properties. These guide the minimum site areas and frontage widths for new housing and are detailed below.

Dwelling Type	Minimum Site Area	Minimum Frontage
Detached dwelling	300m²	9m
Semi-detached dwelling	300m²	8m
Row dwelling	250m²	7m
Group dwelling	300m²	18m
Residential flat building	300m²	18m

For those properties currently within the General Neighbourhood Zone, the proposed amendment seeks to rezone these properties to the Suburban Neighbourhood Zone and apply the above listed minimum site areas and frontage widths for residential development.

As existing stables continue to have existing use rights, where properties are adjacent to existing stables, an Interface Management Overlay is proposed that seeks to ensure new development considers and recognises the existing stable use and minimises any potential impacts through design and construction methods.

Importantly, there is **no change** proposed to the building heights allowed in this location, which is 2 building levels or a maximum of 9 metres.

Find out more here

You can view and download documents at:

www.makingmarion.com.au/horserelated

Attend one of the **community drop-in sessions** to ask questions of staff. These will be held at the Morphettville Park Sports and Community Club, Denham Avenue, Morphettville on:

- Tuesday 12 December 2023 - 2-3pm or 6-7pm
- Wednesday 17 January 2024 - 2-3pm or 6-7pm

No prior registration is necessary.

You can call Senior Strategic and Policy Planner, David Barone on **(08) 8375 6667** or email at **david.barone@marion.sa.gov.au**

What changes to the Code Amendment can I influence?

Your submission can influence the following:

- whether the draft Code Amendment progresses;
- the type of zone to be applied to the land within the affected area (all or part);
- the minimum site area and frontage width for selected dwelling types;
- the application of the Interface Management Overlay to the affected area (as well as spatial extent).

What will happen with my feedback?

All submissions will be considered when reviewing the suitability of the Code Amendment and if any changes should be made. Please note that submissions (minus personal details) will be published on the PlanSA portal.

Once the consultation closes, an Engagement Summary will be published on the PlanSA portal that will summarise the consultation outcomes and if any changes were made.

Timeframes for publishing outcomes of Code Amendments can vary. You can also find what stage the Code Amendment is up to, including its outcome, by visiting:

makingmarion.com.au/horserelated

Have your say!

Make a submission via:

- the online survey at www.makingmarion.com.au/horserelated
- email at council@marion.sa.gov.au
- posting a letter or hard copy survey to:

  City of Marion
  PO Box 21
  Park Holme SA 5043

Consultation closes at 5pm on Monday 5 February 2024