Morphettville / Glengowrie Horse Related Activities Code Amendment

Engagement Summary Report

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

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CITY OF MARION

Contents

1 Purpose 1
2 Introduction 1
3 Engagement Approach 1
3.1 Engagement Activities 2
3.2 Mandatory Requirements 4
4 Engagement Outcomes 4
4.1 Summary and distribution 4
4.2 Key Themes 6
4.3 Further investigations / Discussions 8
5 Evaluation of Engagement 11
5.1 Performance Indicators for Evaluation 11
5.2 Evaluation against the Charter principles 12
6 Refer to the Minister for Planning and Local Government 14
Attachments 14
Attachment 1 - Summary of Community Written Submissions 15
Attachment 2: - Summary of Agency Written Submissions 36
Attachment 3 - Evaluation Results 40
Attachment 4 – Copy of Submissions Received 42

1 Purpose

This report has been prepared by the City of Marion (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the *Morphettville / Glengowrie Horse Related Activities Code Amendment* (the Code Amendment).

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

2 Introduction

The purpose of this Code Amendment is to seek to an amendment to the Code for an area of land located adjacent the Morphettville Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. The area of the Code Amendment is currently covered by the Suburban Neighbourhood Zone and portion of the General Neighbourhood Zone.

The extent of the Suburban Neighbourhood Zone was formerly the Residential Racecourse Zone (before the implementation of the Planning and Design Code) which formalised the opportunity for the stabling of horses and residential use on the same property in response to its proximity to the racecourse. The policy sought detached dwellings at low densities in association with a range of horse related activities (such as stables), with minimum allotment sizes of 560m^2 and minimum 15m frontages. The policy intent to accommodate horse related activities has not translated into the Planning and Design Code with the Suburban Neighbourhood Zone, however the minimum allotment size and frontage have, meaning there is very little development opportunity to support the potential relocation of the stables to more appropriate locations for current landowners.

The proposed amendment seeks to consolidate a consistent suite of policies within the Suburban Neighbourhood Zone, which provides a balanced approach for additional development opportunities, whilst achieving better design outcomes than what is being achieved in the surrounding General Neighbourhood Zone in terms of encouraging street facing infill development.

3 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 public engagement to take place in accordance 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 and consult relevant landowners and stakeholders on the proposed changes to the zoning and minimum site areas and frontage widths of the Affected Areas to ensure the proposed changes are legible, considered and are reflective of the feedback (where appropriate) in the Code Amendment process.

The primary audience for the engagement of this Code Amendment are the affected landowners and occupiers of properties within the affected area and adjacent landowners. However, Council also engaged with key stakeholders associated with the Morphettville Racecourse and thoroughbred racing in South Australia.

Council undertook further engagement directly with landowners of stable properties, either via email or by phone, to ensure that they were aware of the Code Amendment, and to ascertain their level of support, or otherwise, for the proposed policy changes so Council can be better informed in progressing the Code Amendment. This occurred as a result of a poor submission return rate following the close period, particularly from landowners and stable owners/ operators,

3.1 Engagement Activities

Mailout to Landowners

A letter and accompanying flyer outlining the rationale and key changes proposed by the Code Amendment was posted to each of the landowners across the affected area. This equated to 181 letters being mailed (including to occupiers of those not owners not residing at the property). The letter and accompanying flyer described the reason for the Code Amendment, the specific properties it related to, what policy changes are proposed, where to get further information (including a date and time of a potential online engagement session (registration required) and how to make a submission.

Letters were also sent to the South Australian Jockey Club, as owner/ operator of the Morphettville Racecourse, and to Racing SA as the peak body for thoroughbred racing in SA.

The mailout resulted in several follow up phone calls and 1 face-to-face meeting (with Racing SA) to explain in more detail the rationale for the proposed amendment and how the proposal the affects their property and implications of the potential policy changes.

Making Marion Consultation Page and Video

A Making Marion page (Council's consultation platform) was prepared which outlined the changes, the rationale for the changes, identified the affected area, and provided downloads for information sheet, the complete Code Amendment Report, as well as the Engagement Plan, along with mapping showing development potential before and after the proposed changes, as well as the extent of stables properties and the Interface Management Overlay. Additional FAQs were also included on the page, along with a survey which sought to understand the level of support for the policy issues identified in the Code Amendment.

An indexed video was also included on the page which enabled participants to gain an understanding of the proposal without needing to read any documents.

The page received 708 visits during the consultation period, with 71 downloads and 23 surveys completed. The video was viewed 205 times.

Letterbox Drop to Surrounding Properties

A letterbox drop was undertaken to properties surrounding the affected area, equating to approximately 200 additional letters. The Letterbox drop included a letter and flyer which explained the proposed policy change and the reasons why it is proposed, the affected property extent, where to get further information and how to make a submission.

Mailout to Agencies, MPs and Councils

Letters were sent to the member for Morphett and member for Boothby being the local state and federal Members of Parliament, as well as to relevant state agencies and utility operators likely to have an interest in the Code amendment, being:

- Department for Infrastructure and Transport
- Department Recreation, Sport and Racing
- Planning and Land Use Services, Department for Trade and Investment
- Environment Protection Authority
- SA Power Networks
- SA Water
- APA Group

Letters were also set to the City of West Torrens and City of Holdfast Bay, being the closest affected Councils, as well as the LGA.

Signage Banners

A number of banners were placed on the road verges within the affected area promoting the consultation of the Code Amendment and directing people to the Making Marion page via QR code.



Social Media

Consultation on the Code Amendment was promoted on Council's social media accounts with access to over 13 000 followers. Posts occurred to announce the consultation of the Code amendment, as well as reminders for each of the Drop-in sessions, and a reminder that consultation was closing 2 weeks prior). There were noticeable spikes in visitation to the Making Marion page following each of the posts.

Drop-in Sessions

The following drop-in sessions were held across the consultation period:

- Tuesday 12 December 2023, 2pm – 3pm and 6pm – 7pm
- Wednesday 17 January 2024, 2pm – 3pm and 6pm – 7pm

All drop-in sessions were held at the Morphettville Park Sports and Community Club in Morphettville, being a venue close to the affected area and therefore convenient for the affected community to get to. Given the proximity of consultation to Christmas, sessions were held both before and after Christmas to account for different availability of people, as well as afternoon and evening sessions to maximise accessibility.

Staff were available to answer questions of those who attended, as well as speak to a series of information posters on display which documented.

- the current and proposed zoning
- current and proposed development potential
- the location of exiting stables and
- the extent of the proposed Interface Management Overlay.

A copy of the full suite of policies for the proposed Zone, along with copies of the Code Amendment Report were available for attendees to review and take, along with hard copy survey sheets for those not comfortable / wanting to utilise the online survey tool.

A total of 13 people attended the drop-in sessions overall.

Follow-up calls and Emails

The lack of response and submissions received at the close of consultation prompted additional follow up phone calls and emails directly to landowners of properties containing stables that Council had either email or telephone contact details for. This involved 4 phone calls and 9 emails.

As a result, an additional 7 submissions were received from this additional engagement.

3.2 Mandatory Requirements

The following mandatory engagement requirements have been met:

- Notice and consultation with council/s (via letter to the City of Holdfast Bay and the City of West Torrens being two nearest council boundaries)
- Notice and consultation with the Local Government Association (via letter/email)
- Notice and consultation with Owners and Occupiers of Land which is Specifically Impacted (letter and enclosed flyer).

4 Engagement Outcomes

4.1 Summary and distribution

Overall, there were 37 submissions received by Council from landowners, the general public or interested stakeholders, along with a further 5 submissions from agencies, councils or utilities.

The agency submissions either confirmed support or noting of the technical implications for the Code Amendment on their current infrastructure and future infrastructure planning. The City of West Torrens confirmed their preference for grade separating the tram line across Morphett Road in the longer term (noting this is beyond the scope of this Code Amendment and relates more closely to the works and development planned as part of the Morphettville Racecourse Master Plan development).

Of the 37 public and stakeholder submissions 21 indicated they were supportive of the Code Amendment, 13 indicated that they were not supportive, and 3 indicated that they were neutral.

Approximately 36% of submissions were made from those with stables on their land, with these making up approximately 31% of all allotments within the affected area. However, of those within the Affected Area who made submissions, 83% were in support of the Amendment.

Of those in support, all but 6 were from within the affected area, with those outside scattered across neighbouring suburbs.

Of those against the Code Amendment, all but 2 were from the broader area, including two from within the City of Holdfast Bay. This is perhaps reflective, and responsive to the banners in place and social media posts, as most submissions not in support did not receive a notification letter.

The distribution of submissions across the affected area, and outside, is identified in the Map below.

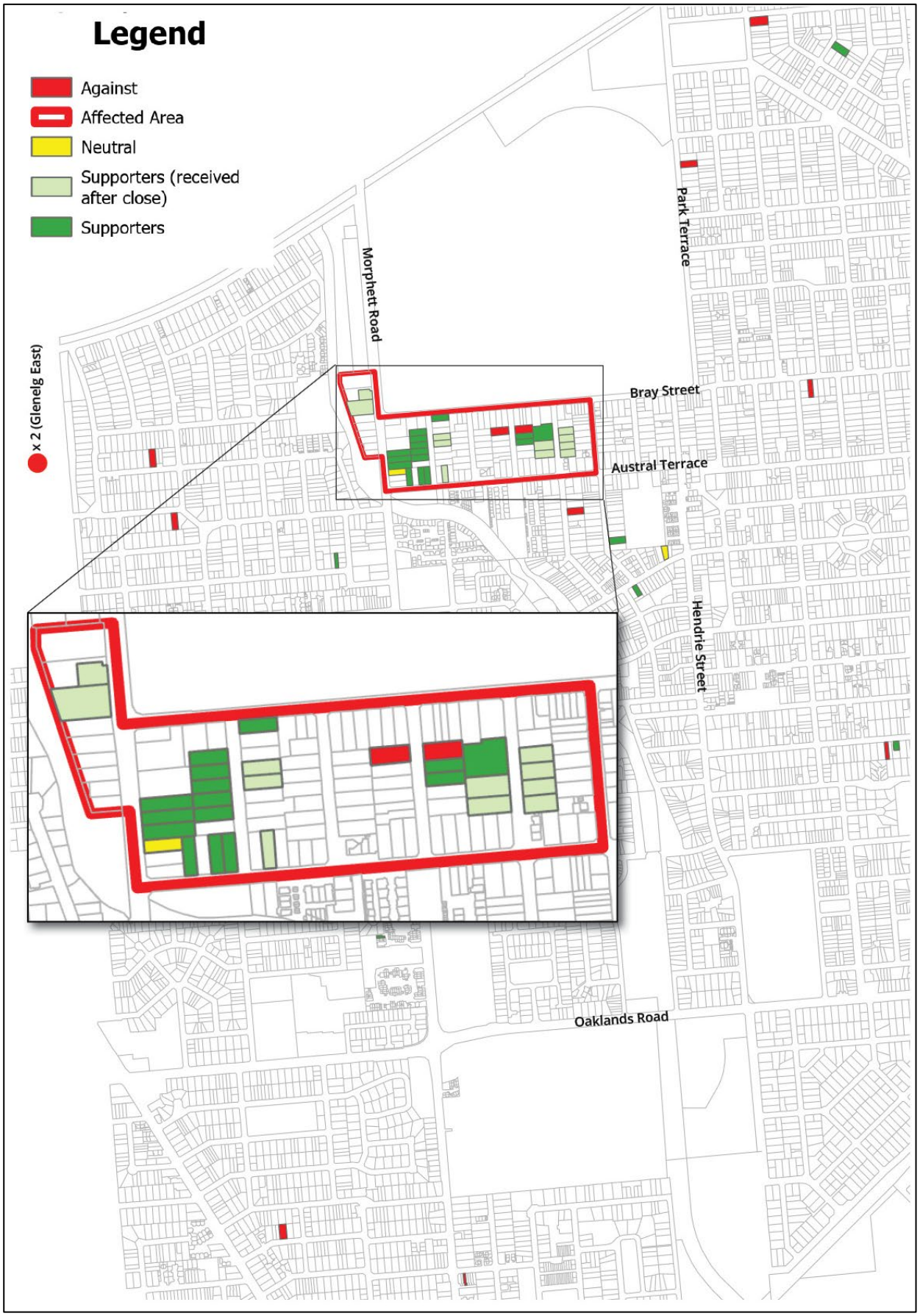


Figure 1: Location of those who made submissions for the Code Amendment (excluding Racing SA).

4.2 Key Themes

Key themes arising from the submissions are summarised below.

Supportive of amendment

- Those in support of the amendment often did not express any additional commentary, although several indicated that the amendment was long overdue, supported the need for more housing or supported the desire to remove the conflict with horse movements.
- All but one stable owner / operator who made a submission was supportive of the Amendment.

Council was eager to understand landowner's intentions for future sale or development of stables, and included this question in the survey.

Of those who supported the amendment:
- all but 3 indicated a desire to sell or relocate their stables into the future
- all but one indicated that this would not be immediate, but in the medium to longer term (typically greater than 5 years time).

This above feedback accords with the anecdotal feedback received through discussions with landowners and stable operators (phone calls, site meetings, drop-in discussions), where the need for a viable alternative location was key to supporting the relocation of those stable operators wanting to continue operations into the future. Several operators were considering retirement and transitioning away from the industry and saw the ability to sell and relocate as important in achieving this transition.

The following key themes arose from those who expressed concern about the proposed amendment.

Density

- *The density desired was too high and in particular the narrow frontage widths sought were of concern (several raised the 7m minimum frontage for row dwellings in reference to this concern).*

These concerns were perhaps informed by recent infill developments in Morphettville further east, where parts of the neighbourhood fall within the Housing Diversity Neighbourhood Zone. Development here is occurring at slightly increased densities to those proposed within this amendment (and applicable to the General Neighbourhood Zone). The rate and extent of change within these locations, (a Master Planned Renewal precinct), may also be part of the reason for the concerns raised, as there is a distinct change in character of these streets.

There was perhaps a misunderstanding that a significant part of the affected Area, being within the General Neighbourhood Zone, can already be developed at the densities identified, including the 7m row dwelling frontage width). In light of this, the densities proposed are still considered to be appropriate, particularly considering the strategic location of the affected area.

Traffic and Parking

- *Additional dwellings will lead to additional traffic volumes in this location and these streets are already congested.*
- *Infill development will lead to increased on-street parking, and this will impringe on movement and safety and inconvenience residents.*

The concerns are common in response to areas that have undergone infill development, particularly where extensively undertaken such as for parts of Morphettville.

Analysis of the theoretical development potential of the affected area identified scope for an additional 105 dwellings. These additional dwellings, and the resultant traffic demand, is not likely to change the function or service of the local street network, with both Bray Street and Austral Terrace having a higher order '*collector*' function, and the provide capacity for additional traffic volumes.

Concerns about the loss of on-street parking, both as a result of increased crossovers, and parking on-street from occupants of dwellings, is a legitimate concern arising from outcomes of infill development in other locations. The ability to alter the parking ratios required for dwellings is outside of the scope of the amendment, and the Code provides for the retention of on-street parking for new developments.

Day-to-day parking demand in this location is driven by stable operator workers (including parking of horse floats), as well as visitors to the BUPA Aged Care facility in Austral Terrace adjacent to the Affected Area.

This notwithstanding, Council does not have any ongoing issues with a lack of parking in these locations. Provision for additional parking will occur with the removal of the parking restriction on the southern side of Austral Terrace, which will also aid in reducing traffic speeds and act as a deterrent for through traffic in this location.

All streets in the affected area are of a suitable width to safely accommodate parking on both sides, and facilitate the movement of vehicles, waste trucks and emergency vehicles.

Loss of open space. Trees and landscape

- *Densities will not provide for green spaces and retention of tree canopies.*
- *Prefer open space to additional housing.*

Concerns about increased densities and additional dwellings leading to reduced greening of these locations is noted and is a common concern of infill development more generally. For sites not currently used for stabling (i.e. the existing General Neighbourhood Zone) there will be a reduced level of pervious surfaces as a result of increased development, and this can occur under the current policy setting. However, where stables are present, the bulk of these sites are covered by buildings or impervious areas, and contain very little, if any vegetation, so there may in fact be a slight increase in vegetated area for these sites.

Importantly, the Urban Tree Overlay will apply to this location, meaning that a requirement to plant at least one tree per site will ensure a future canopy level is able to be established, along with minimum impervious areas of between 20 and 25% (depending on site size). The potential to increase these requirements is limited within this code Amendment's scope, although it should also be noted that the changing of the General Neighbourhood Zone to the Suburban Neighbourhood Zone will reduce the potential site coverage from 60% to 50%, further improving scope for additional landscaping and open spaces between buildings.

Horse Training Role of the Area / Retention of existing Use Rights

- *This location has long been an area identified for horse training, and this role should be protected into the future.*
- *Stable operators should be able to stay in place as long as they want and ot be forced out.*
- *Impact on stabling infrastructure for state from owners redeveloping their sites.*

There was some feeling within the feedback that Council was forcing out the trainers from this location, despite consultation materials making it clear that all operators maintain existing use rights. Notwithstanding the long-term role this location has played in servicing the horse racing industry, the surrounding context has changed, most notably traffic volumes and functions of the road network comprising Morphett Road and Bray Street.

Several submissions identified the risk associated with horse movements, whilst others indicated that this is overstated and is being managed. This reflects the mixed anecdotal feedback received from trainers throughout the engagement processes. However, Council remains concerned that risks associated with movements is not a suitable long-term solution to this location.

It should be noted that the introduction of the Planning and Design Code removed any policy support for the stables and horse training function of this location. All but one operator / landowners indicated a desire to remain in place and continue operations until suitable to them to move on or to another location. Key to this decision was:

- an alternative location that was suitable to their needs being available (many commented that Gifford Hill was not viewed as a desirable alternative at this time due to issues attracting workers to that location).
- the ability to fund the move to another location, which would be assisted by gaining maximum value from their current land holding.

It should be noted that for many of the stable land holdings, there is already some (albeit limited) scope for land division, and therefore, should those landowners decide to move on (for whatever reason), this may already lead to a loss of stables under the current scenario.

Council is cognisant of the needs of the industry, as identified by Racing SA, which is important economically to the State and to the City of Marion and does not seek to create a situation where the industry is disadvantaged.

Fundamentally, the future ability to service the stabling needs of the industry rests with the industry itself and not Council. Discussions with Racing SA have identified that scope for investment in stabling at other locations are being pursued but require a range of factors to come together. Notwithstanding this, the rezoning of the land will:

- provide clarity to Racing SA and the SAJC, of the desire to transition stabling from the affected area to on-course, or alternative locations that better manage risks and impacts;
- provide land owners with the ability to “move quickly” and commit to relocating, when the solution arises (and this alone can potentially aid in a solution emerging).

4.3 Further investigations / Discussions

The following further investigations and engagement was undertaken following the closure of the consultation period.

Discussion with South Australian Jockey Club

Council’s Senior Planning staff met (digitally) with the SAJC, principally to hear their view on the Code Amendment given a submission was not made by the SAJC (and with SAJC as a 50% shareholder in Racing SA). The discussion highlighted several key points:

- SAJC has no specific position on the proposed rezoning.

- The previously approved stable redevelopment within the SAJC site was placed on hold following a review of the costs of delivery and feasibility. The project was ultimately cancelled.
- There is scope for Racing SA and others to contribute to a solution to stabling, where a suitable economic case can be provided to support funding, and reigntie the previous proposal (or an alternative version).

Understanding the potential loss of stabling

A key fear of the industry was the lack of say or control by those who rent stables from landowners, should the landowner sell or want to redevelop their sites.

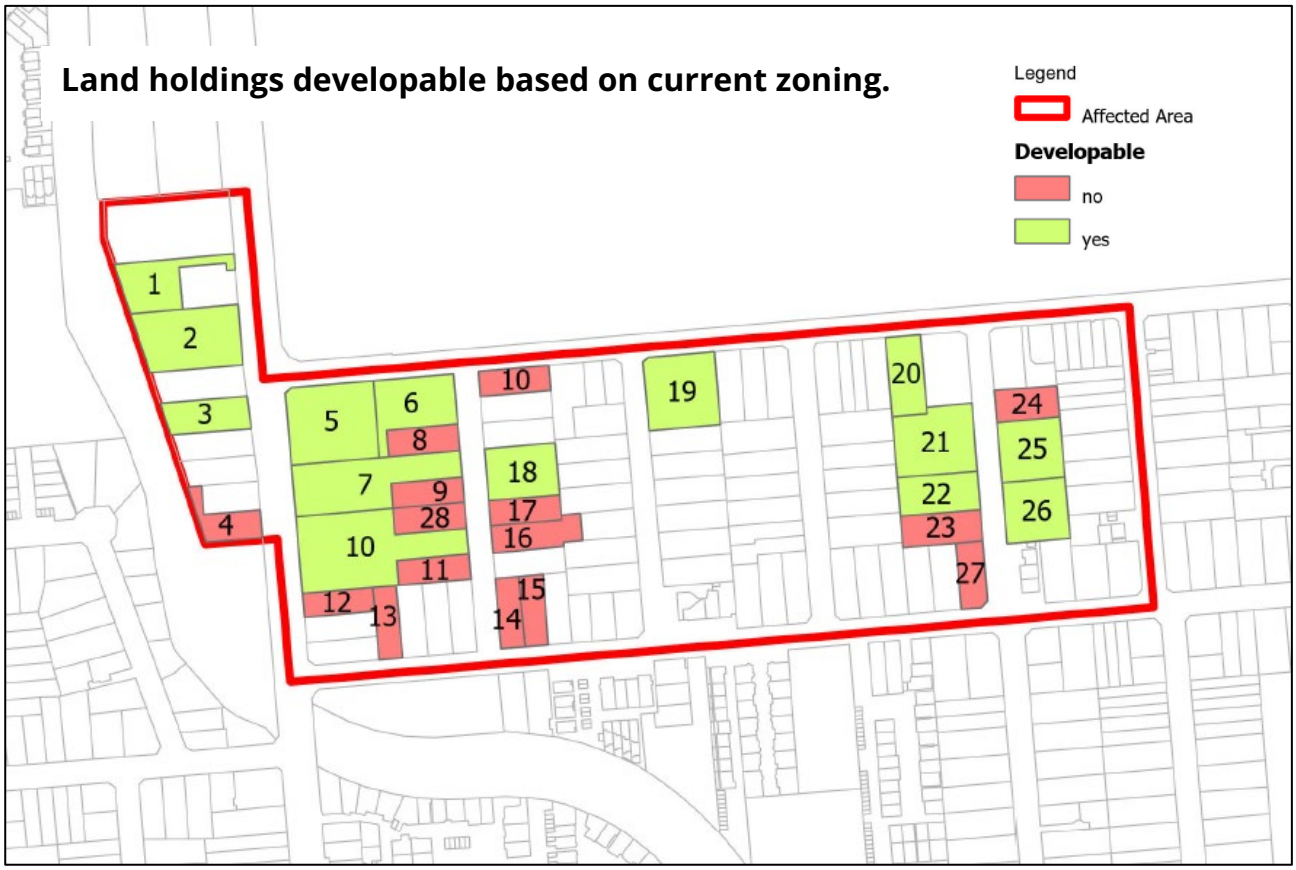
There are approximately 28 stable operators / owners within the Affected Area, with approximately half of these having ownership over 2 or more land parcels in consolidated sites. Most of these owners lease out their stables to horse owners / trainers as required, and this can vary depending on the time of the year, event meets etc. Whilst understanding exact numbers has been difficult to quantify (estimated that between 250 and 300 horses are in place), discussions with most operators indicated that their facility was not fully utilised, with a few also indicating that they had no desire to operate at full capacities into the future (for several reasons). This accords with the fact that stabling has decreased in this location over time, where it was estimated that over 500 horses / stables were previously accommodated. Two landowners indicated that their sites were currently not occupied for stabling purposes with no intention to do so (one of which was eager to redevelop their land 5 parcels).

Whilst the rezoning will provide for the redevelopment of the sites, an assessment has been done of the common land ownerships of the 28 landowners / operators to ascertain whether their collective ownerships would currently facilitate some form of development. This is important to understand as the fear for owners selling their sites for development (and this being outside of the control of those leasing stables) was a key concern of Racing SA. There are numerous factors that influence a landowner's desire to sell. Several landowners engaged as part of the Code Amendment consultation process indicated that a key factor for them into the future was retirement, and a desire to leave the industry (the reasons of which varied). Most of these were reliant on their land holdings as capital to fund their retirement and future move. It is likely that this will occur into the future, regardless of the zoning in place.

That being said, of the 28 land holdings in place, the current zoning would facilitate the further division of consolidated sites for 14 of these land holdings (at least 1 additional allotment), with most of these the larger facilities within the affected area (see figure below).

This implies that some (even if limited) development potential is in place which may result in the loss of stables, and this would in fact favour those larger operators (who would arguably be more suitable to future stabling), than the smaller facilities and operators in the affected area, who would remain penalised.

Therefore, the risk for the loss of stables, already exists, with owners not necessarily being able to maximise capitalisation of land value to aid in relocation of stabling, or funding / committing to future on-course stabling long term (something that would make their development more viable for SAJC).



Alternative stabling options for the industry

An examination of the current capacity of stabling facilities in other locations around Adelaide and its hinterland has been undertaken in consultation with Racing SA. This includes:

- Murray Bridge Racing Club (Gifford Hill) – currently has stabling capacity for just over 40 horses, and there is ongoing future scope with the planned development of the trainers village (residential estate with supported stabling potential). The biggest constraint to the further expansion of this facility is ataining staff to service the stables. It is unclear if this is a broader industry wide resource shortage issue, or whethr the desirability of being / living at Murray Bridge is a factor (as anecdotal evidence suggested).
- Gawler and Barossa Jockey Club (Gawler Racecourse) – currently at capacity
- Racing Strathalbyn – currently no on-course stabling provided, but Racing SA is seking to purchase land in proxmity of the racecourse to provide for future stabling facilities, however, this is reliant on securing land, and appropriate funding, but could be available beyond a 5 year timeframe.
- Oakbank Racing Club – attractivness of this facility is limited due track access limitations for several months of the year due to weather.

Racing SA remains open to further exploration of alternative stabling facility opportunities, including with the City of Marion.

It is also important to note that, should several sites within the affected area be sold and redeveloped, there is still some latent capacity within other sites in the affected area to take up some of that loss and this may in fact assist in the ongoing viability of these other operators into the future.

Policy amendments made to post-consultation

In response to the mixed feedback received from the land owners outside of the Suburban Neighbourhood Zone in the affected area, as well as the broader concerns about infill development, the Council in its endorsement of the Code Amendment and Engagement Summary outcomes, sought to retain the existing General Neighbourhood Zone (and minimum site areas and frontage width TNVs) within the affected area, whilst continuing to alter the minimum site areas and frontage width TNVs for the Suburban Neighbourhood Zone.

5 Evaluation of Engagement

To ensure the principles of the Community Engagement Charter (the 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:

- Inclusion of a question within the Survey on the Making Marion page seeking clarification as to whether the information and intent of the code Amendment were understood.
- Evaluation survey poster, that participants were asked to complete when leaving the Drop-in Sessions.
- Evaluation survey provided to all who made a submission on the Code Amendment accompanied by an email confirming what we heard and the policy changes being recommended.

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 David Barone, Senior Strategic and Policy Planner, City of Marion on behalf of the Designated Entity. The results of the evaluation are contained in Attachment 2 to 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. The Evaluation survey was completed by all participants who attended the drop-in session (13 people), as well as 13 of the 37 respondents to provide feedback. The full results of the evaluation can be found in Attachment 2 to this Engagement Report.

(1) Engagement is genuine

People had faith and confidence in the engagement process.

The Making Marion reach demonstrates that participants considered the engagement process was genuine. The fact that the Making Marion page attracted 708 visits and 71 downloads of materials, despite most not completing the surveys, indicated that people were comfortable with the proposal and process. This is supported by the evaluation survey feedback which indicated that most (84%) of participants either somewhat or strongly agreed that engagement was genuine.

The placement of the banners around the affected area drew additional attention to the consultation process, and this is reflected by the number of submissions received from those in surrounding neighbourhoods (and even adjacent Council area). It demonstrates that engagement reached surrounding landowners as well as landowners and provided them with the opportunity to be informed.

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%**	**8%**	**38%**	**46%**

(2) Engagement is inclusive and respectful

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

The engagement reach of 708 page visits in the context of the small, targeted consultation indicates engagement was inclusive. This is supported by the Evaluation Survey feedback where 92% of respondents agreed that their views would be heard.

There is evidence from the submissions across the broader area, that the banners placed on site provided broader awareness of the Code Amendment and consultation process, so that those interested I the future of this location could also have a say (even if not directly affected or notified).

Importantly, follow-up discussions with landowners who had not made a submission confirmed their awareness of the Code Amendment and provided them with an opportunity to formalise their position through a submission. Whilst not all landowners contacted chose to do this, the vast majority did.

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I am confident my views were heard during the engagement			**8%**	**29%**	**63%**

(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.

Of those who surveys (online or hard copy), all but three answered yes to the question about whether the intent of the Code Amendment and information was clear and easy to understand. Notwithstanding this, those three were still able to express their position of concern which reflected a desire that the Code Amendment would provide for some increased densities.

The response rate for surveys was disappointing, particularly when discussions with landowners during the consultation period indicated that there was a broad level of support for the Code Amendment. It may be possible that, given the previous consultation undertaken to inform the commencement of the Code Amendment, many landowners felt that another submission was not needed.

Notwithstanding this, over 90% of feedback suggests that they felt that they were given an adequate opportunity to be heard, perhaps reflective of the follow up engagement undertaken with those landowners who made submissions following the close of the consultation process.

It is acknowledged that one respondent did not feel that they were given sufficient information to make an informed view. This is perhaps a reflection of the lack of understanding or appreciation as to why increases in densities here were desired or needed, given concerns of recent infill development (and perhaps speaks more to the merits rather than the engagement process itself).

Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
I was given an adequate opportunity to be heard			**9%**	**30%**	**61%**
I was given sufficient information so that I could take an informed view		**5%**		**43%**	**52%**

(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 fact that there were so few submissions/surveys, despite 71 downloads and 708 Making Marion page views implies that people were suitably informed about the intent and changes proposed by the Code Amendment such that they did not feel it warranted commenting. This was reflected in feedback in discussion held with landowners during the community drop-in sessions, as well as in follow up

discussions. It is also reflected in the 87% of respondents agreeing that they felt informed and understood why they were being engaged.

It is likely that the respondent who was unclear about why they were being asked for their view and how it would be considered responded to the banners placed on the site and visited the Making Marion page. This did not contain specific information about what can and cannot be influenced by submissions (which was placed on the information sheet mailed out), and was an oversight, despite the flyer being able to be downloaded from this page.

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.	**4%**		**8%**	**33%**	**54%**

(5) Engagement processes are reviewed and improved

The engagement was reviewed, and improvements recommended.

The review of the engagement occurred at the conclusion of the process following a low level of submissions received from landowners within the affected area.

In retrospect, the relatively low turnout from stable operators at the drop-in sessions should have highlighted a need to reach out to landowners within the affected area. This would have confirmed receipt of documentation, as well as reinforced the ability to get more information and Council's desire to make sure all landowners provided their position on the proposed amendment. This could also have occurred closer to the consultation closure as a reminder for people to make submissions so that their views were suitably captured by Council to inform the future direction of the Code Amendment.

Given the limited scope and very targeted nature of the Code Amendment, activities may have potentially been able to be more direct with landowners (one-on-one calls and meetings), to ensure cut through and clarity in positions (even if no submission is formally made).

6 Refer to the Minister for Planning and Local Government

On 28 May 2024 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning and Local Government.

Attachments

1 Summary of Written Submissions

2 Summary of Agency Submissions

3 Evaluation Results

4 Copy of Submissions Received

Attachment 1 - Summary of Community Written Submissions

No.	Author Address/email	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
1	Anonymous	Support	• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay • Would like changes to occur ASAP	• Noted	Nil
2	Chris Panazzolo [redacted] Making Marion	Existing Use Rights Interface Management	• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay • Wants existing stable owners to be able to continue to trade as they are. • People seeking to live in the area should recognise that stables been trading in the area for many years and should be allowed to do so without complaints.	• Noted. • Existing use rights will continue to apply to stable operators, although this does not negate the need to appropriately manage waste, odour and noise impacts. • Notwithstanding this, the application of the Interface Management Overlay will provide policy support to ensure new dwellings appropriate respond to potential interface impacts.	Nil
3	Sophie [redacted] Making Marion	Horse Movement Risks	• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay • People walking their horses is incredibly dangerous (not safe for horses or people)	• Noted • Agree, the intent is to facilitate the relocation of stables to locations that can accommodate their needs without risks associated with a suburban setting.	Nil
4	Lisa Jones [redacted] Making Marion	Density Horse training role	• Does not support minimum allotment sizes and frontage widths. Minimum block sizes are far too small.	• Noted and disagree. • Proposed minimum allotment sizes align with those that exist within the General Neighbourhood Zone within the affected area, and in the surrounding neighbourhoods. They are considered appropriate to suitably infill without excessive density (which is	Nil

			• Encouraging people to sell stables is shocking - this is a horse training area. • Does not support the Interface Management Overlay as the amendment doesn't explain what it is.	provided for further south within the Housing Diversity Neighbourhood Zone and the Urban Neighbourhood Zone at Morphettville Racecourse. • The existing Code already prevents further intensification or establishment of stables and has already changed the policy nature for this location. Providing opportunities for uplift in values is intended to provide for those stable operators seeking to relocate to a location that can better accommodate them without traversing roads and create risk. • The Amendment includes an explanation of the Interface Management Overlay and the policy content of the Overlay itself, as well as mapping of the properties it will be applied to.	
5	Cheryl Gross [redacted] Making Marion	Density Traffic and Parking Horse training role	• Does not support minimum allotment sizes and frontage widths. • Don't keep allowing such high-density housing in the areas • Creates traffic congestion, parking issues and reduced privacy. • The horse racing industry is part of the fabric of our area and gives it character and here long before many moved into the area. Keep stables adjacent to the racecourse.	• Noted and disagree. • Parts of the affected area are already able to accommodate the densities being sought within the Code Amendment, and the expanded area would maintain a consistent density. This location is suitable for such densities, given its proximity to services, public transport and other infrastructure. • The anticipated additional traffic volumes from the potential development is unlikely to change the nature and functions of the street network, with Bray Street already functioning as a collector level road. • All housing within future development would be required to provide on-street parking, and this is already covered by policy within the Planning and Design Code (set by the State Government) • The presence of stabling in this location and its history is noted. However, since its inception, the surrounding neighbourhoods have changed and the broader traffic volumes within the streets in this area have significantly increased the risks to vehicles, horses and people.	Nil

				• The Planning and Design Code has removed any policy context for the racecourse in this location and, in doing so, removed potential for further policy support for further development of stables. As such supporting and facilitating relocation to alternative locations is preferred in the long term.	
6	Tim Gleeson [redacted] Making Marion	Density	• Does not support minimum allotment sizes and frontage widths. • I like it how it is and don't want more houses crammed in. • Do not want neighbourhood to be tomorrow's treeless slum. • Sick of developers condensing blocks and leaving the mess for others.	• Position on maintaining current sizes is noted but not supported. Ambrose Street is currently within the General Neighbourhood Zone and, as such, already supports increases in density, including the potential for group dwellings and residential flat buildings on narrower allotments to that proposed. The amendment seeks to support more street facing developments which better align to the established pattern of development for this street (and surrounding streets in the affected area). • Disagree that increased densities will lead to treeless slum. New development will be required to achieve between 20 and 25% imperviousness and the planting of at least one tree per dwelling developed. This is also currently in place for this location with regard to the General Neighbourhood Zone.	Nil
7	Lisa Farquar [redacted] Making Marion	Density Horse training role Loss of vegetation	• Does not support minimum allotment sizes and frontage widths • Does not support the Interface Management Overlay • Is appalled by the tiny box homes being built in Morphettville with driveways so small cars overhang footpaths and little to no garden space. • Redeveloping this area will spoil the area with cheap housing and increase temperatures.	• Noted. It is important to recognise that many parts of Morphettville and Park Holme (referenced generically in the submission) are within the Housing Diversity Neighbourhood Zone which supports increased densities compared to that of the current General Neighbourhood Zone in the affected area and the proposed Suburban Neighbourhood Zone policy. Comparison between the two is not accurate. It should also be noted that there have long been examples of medium density development within the Morphettville south of Austral Terrace. • The Suburban Neighbourhood Zone seeks that front setbacks for future development would need to achieve a distance that is consistent with those	Nil

			• This area has worked well in the past so why change it. The horses have never been the problem.	existing within the street and therefore remains contextual. The setbacks of the current General Neighbourhood Zone are slightly reduced (allows being 1m forward of the average) and the Housing Diversity Neighbourhood Zone are significantly reduced at 3m as it seeks a new character, and therefore cannot be compared to the outcomes being sought by the Code Amendment. • The Suburban Neighbourhood Zone maintains a site cover of 50%, seeking to ensure suitable spaces around buildings. This is a lower ratio than that existing within the General Neighbourhood Zone (60%) and the Housing Diversity Neighbourhood Zone (no maximum site cover). • A number of the properties containing stables also contain larger areas of covered spaces, and little to no vegetation. As such, their development over time, in which at least 20% of the site needs to be retained for impervious (landscaped) areas, will result in increases in imperviousness in these locations. • Council acknowledges that horse stabling has formed part of this area for some time, and the land use alone, has occurred relatively cohesively with neighbouring residential land uses. As there have been changes to traffic volumes within the local road network and Morphett Road, risks associated with the movement of horses has also increased.	
8	Sarah Clark [redacted] Making Marion	Density Horse training role	• Does not support the development of more dwellings in this area and making horse community move elsewhere. • Horse community and residents have coexisted with issue and thinks the area is currently fit for purpose.	• Notwithstanding the presence of horse stabling in this location for some time amongst housing (mostly working coherently as land uses), increasingly, traffic volumes are creating risks with the movement of horses, particularly on Morphett Road and Bray Street. In the absence of on-course stabling, the rezoning will provide landowners the ability to capitalise on increased values of their land to relocate to an alternative location. Council expects this to	Nil

				occur slowly overtime when alternative locations are available and feasible for stable operators to relocate. This may include on-course stabling should the SAJC proceed with their development of stabling facilities. • Exist use rights provide stable operators and owners the ability to remain in place until they are ready to relocate. • Disagree that opportunities for more dwellings in this location should not be encouraged. Parts of the affected area already support increased densities, and this remains suitable given the proximity to services, access to existing infrastructure and accessibility of public transport and employment nodes.	
9	Shannon Bonnes [redacted] Making Marion	Horse training role Parking and traffic	• Zoning and location of current stables is fine as they are. • Current views on infill are clear and generally not supported. • Streets will become a nightmare with cars parked on them.	• Noted and disagree • Whilst there are concerned about design outcomes associated with infill (particularly on-street parking), these alone are not considered to warrant not addressing appropriate opportunities for infill development in strategic locations. Whilst views on infill around these issues are, there is arguably a common view as to the need to accommodate additional housing in appropriate locations with good access to services, public transport and employment areas, particularly in a time where there is a shortage of housing. • The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. Restrictions are already in place for Austral Terrace to address safety and movement of vehicles.	Nil
10	Leah Conlon [redacted]	Existing use rights	• Neither supports or against proposed minimum site areas and	• Neutrality noted.	Nil

	Making Marion		frontage withs or Interface Management Overlay • As long as can operate stable for at least next 5 years, will be happy as live with elderly father and horses keep him going and do not want to relocate him. • Have some concerns if properties around me are developed regarding safety and wellbeing of horses. • Accommodates larger Victorian Stable horses throughout the year which are valuable for income. • Get the feeling that Council and SAJC don't want us here training in the future.	• Existing stable land uses will be able to remain in place and operate within existing approval parameters until a change of use is proposed. • Council's preference is for an SAJC on-course solution for stabling facilities over time as a long-term solution. • The application of the Interface Management Overlay will seek to ensure that any new housing development in these locations that are either on or adjacent to operating stables, will need to be designed and constructed taking into account the operational impacts of the stables, including noise, odour and lighting. This will shape internal room layout locations, as well as siting of buildings on land. This is an improvement to the current scenario where no Overlay applies.	
11	Matt [redacted] Making Marion	Density Parking and Traffic Horse training role	• Not necessary to build up the area with more housing and considers the area already built up too much. • Impacts on on-street parking and roads and streets and stormwater. • Allow stable to remain and keep livelihood of trainers. Not clear why this needs to be removed.	• Disagree that it is not necessary to provide additional housing because the area is already too built up. This location contains houses at low densities, and some recent infill development within those parts of the affected area within the General Neighbourhood Zone. For those parts of the existing Suburban Neighbourhood Zone, most houses remain empty or used as offices for trainers, in association with stables facilities. The potential for these ties to be developed for housing at densities to those in streets in the General Neighbourhood Zone will not have a negative impact on this area and provide an opportunity for stable operators / owners to fund a relocation to an alternative location, when available and suitable to them. • The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical	Nil

				maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. Restrictions are already in place for Austral Terrace to address safety and movement of vehicles. • It should be noted that many of the stables properties are largely covered and generate significant stormwater run-off. There is an opportunity to improve this through redevelopment of sites, retention of stormwater and increases in landscaped / pervious spaces on these sites. As such, the proposed changes will not have impact the existing stormwater system in this location. • Existing stable land uses will be able to remain in place and operate within existing approval parameters until a change of use is proposed.	
12	Robyn [redacted] Making Marion	Density Loss of vegetation Parking and Traffic Infrastructure	• Strongly opposes the narrowing of property frontages. • Enjoy the space around us. Increased density and frontage width will: - Reduces the area and size of trees planted and therefore increase the urban heat - Reduce ability for people to park on their property (and therefore availability of on-street parking) - Increase the stormwater run-off - Increases noise pollution between properties. - Reduces areas for children to play - Increases risk of criminal activity	• Concern about reduced frontage widths specifically is noted but disagree. • Ambrose Avenue can already accommodate infill development at the densities proposed, and the reduction in frontage width for semi-detached dwellings from 9m to 8m is minor and has no impact on additional potential semi-detached dwellings within Ambrose Street as frontages are still too narrow for this to occur. For those parts of the existing General Neighbourhood Zone, only 12 properties are facilitated for semi-detached dwellings to be development as a direct result of the change in frontage width. • Importantly, the proposed policies seek to increase the frontage width of lots available for group dwellings and residential flat buildings from the current 15m to 18m, to ensure better design outcomes, which is of benefit for those sites that are both larger and wider (mostly current stable sites).	Nil

			- Reduces ability of infrastructure to keep up	• Disagree that the changes to frontage width in this location from the existing policies will make any perceivable change to the ability for off-street parking and other amenity aspects of development, all of which would continue to have the same policies applying to this location. Indeed, the application of the Suburban Neighbourhood Zone would decrease the level of site coverage possible, and together with reduced roof areas and solid surfaces from stabling operations, will potentially lead to increases in landscaped spaces and the planting of trees for selected locations. • The 105 additional dwellings (theoretical maximum) able to be developed in this location will have minimal additional demands on infrastructure. • The assertion that new housing will lead to additional criminal activity has no basis and is strongly rejected.	
13	Elsa Coleman [redacted] Making Marion		• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
14	Jo [redacted] Making Marion	Need for More housing	• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay • We are in the midst of a housing crisis and housing for people should be prioritised over horses. • The area will provide for more housing in an area that is in high demand with excellent access to services and public transport, parks and recreational facilities.	• Noted	Nil

15	Darren Butterick [redacted] Making Marion		• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
16	Kirsten [redacted] Making Marion	Traffic and parking Loss of space and vegetation	• Does not support minimum allotment sizes and frontage widths • Does not support Interface Management Overlay • Increased traffic. Existing parking policies still resulting in lots of on-street parking, particularly in Hendrie St and Condana Ave) leading to reduced visibility and accessibility through streets. • Trainers should not be forced out. • It's nice to have more open space and less housing. • Even if less horses, there will still more cars, so that is a flawed argument for justification.	• Noted. • The likely additional traffic volumes arising from the theoretical maximum development of these locations will not impact on the function and safe operation of the road networks, including Bray Street and Austral Terrace. • On-street parking from infill development is noted along those parts of Hendry Street and Condana Avenue. The streets in this location are of sufficient width to allow for on-street parking on both sides, without impacting access for cars, waste trucks and emergency vehicles. It is noted that Austral Terrace will be revised to allow for on-street parking on both sides, which will also aid in reducing traffic speeds, and potentially use of this route as a shortcut (noting Austral Terrace currently has a collector road function). • Trainers will have the potential to stay in place and take advantage of existing use rights. The Code Amendment seeks to provide increases in property values (through additional potential yield) to support their abilities to relocate to an alternative location when suitable and available to them. Many have indicated a willingness to stay in place in the short term (until they retire or seek to move on), and until a viable option for relocation arises.	Nil

				• Note comment about open space, but unclear if this is a misunderstanding of the proposed amendments, as this location is not open space, but rather housing and stable complexes. • The safety issue is the potential conflict between horse movements and cars / trucks. Even if there is marginal more traffic resulting from the ultimate development of the sites in the affected area, these are likely to be easier to manage than where horse movements occur.	
17	Bob Caruso [redacted] Making Marion		• Supports the proposed minimum allotment sizes and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
18	Pip [redacted] Making Marion	Traffic and Parking Loss of vegetation and canopy	• Does not support minimum allotment sizes and frontage widths • Does not support Interface Management Overlay • Too narrow – creating parking issues as no space to park cars. • Blocks not big enough to support trees which are critical for shading houses and bird life. • Will create traffic issues in the area combined with racecourse housing developments. Morphett Road and Anzac Highway junction already can't cope so this will make it unmanageable.	• Noted • Disagree that the reduced frontage widths do not provide spaces for the parking of vehicles. All dwellings, regardless of width, are required to provide for off-street parking for each dwelling, as well as maintain at least1 parking space on-street for vehicles for every three dwellings. In most cases for the affected area, this will translate to at least 1 on-street parking space for every two dwellings as a result of the bulk of development opportunities being skewed to either detached or semi-detached dwellings. • The changes to minimum frontage width from the General Neighbourhood Zone currently in place relate only to semi-detached dwellings, and the reduced width is not considered to make any difference to the ability to facilitate vegetation and trees on an allotment (which in most cases are either positioned within front or rear yards). More important aspects of development that influence ability to provide for trees	Nil

				include setbacks (which are not changing as part of the Code Amendment from those existing) and site cover, which the Suburban Neighbourhood Zone will in fact reduce the extent of supported site cover of the General Neighbourhood Zone across these locations. • Those sites containing stables, when redeveloped, will be provided with an opportunity for reduced site cover, and the Code now also requires minimum pervious areas across a site, as well as the provision of a deep soil zone and planting of a tree for each dwelling (noting that in many cases, there are no trees on these sites currently). • The anticipated additional traffic volumes from the 105 additional dwellings resulting from the theoretical maximum development of this location is unlikely to have an impact on the function and safety of the local road network, including Bray Street and Austral Terrace. The additional volumes of traffic to be generated by development at Morphettville Racecourse will need to include mitigation measures and junction improvements, where these are determined to be necessary based on traffic modelling. Broader cumulative impacts on the road network are managed on an ongoing basis by Council through local area traffic management, with junction performance improvements undertaken as required, in collaboration with the Department of Infrastructure and Transport (DIT). It is noted that DIT has not raised any concerns about the proposed policy changes on its road network and junction capacities.	
19	Andrew Burgess [redacted] Making Marion	Density	• Does not support minimum allotment sizes and frontage widths • Does not support Interface Management Overlay	• Noted and disagree. The minimum allotment sizes are already in place for large part of the affected area and their application to the Suburban Neighbourhood Zone in this location is considered appropriate, given the location's attributes.	Nil

			• Proposal allotments are too small.		
20	Brett [redacted] Making Marion	Density	• Does not support minimum allotment sizes and frontage widths • Proposal allotments are too small – suggests 600m² • Support the Interface Management Overlay	• Noted but disagree • Suggested minimum allotment size is larger than that currently in place, and significantly larger than those within the General Neighbourhood Zone. • Support for Interface Management Overlay is noted.	Nil
21	Natalia Gonzalez [redacted] Making Marion		• Supports the proposed minimum allotment sizes and frontage widths • Is neutral in regard to the application of the Interface Management Overlay	• Noted	Nil
22	Amanda Tiley [redacted] Making Marion	Horse training role Traffic and parking	• Is neutral to both the minimum site areas and frontage width and the application of the Interface Management Overlay • Horse owners need to be considered in to make it viable for them to move and also, so it doesn't inconvenience them to move too far away. • There needs to be more on-site stalls and facilities for exercising horses provided by SAJC. • There is a strong history and culture of horses in this area and will be sad to see it go. • The Amendment will encourage a lot more development and thus traffic in streets along with that	• Noted • The Code Amendment does not require trainers to relocate immediately, and existing use rights will enable the operators to remain in place until a suitable alternative location / facility is available. The potential to develop sits for residential development would attract higher values and therefore, support the potential future investment needed in another location. • Council supports the provision of more on-course stabling facilities by the SAJC. • The history of horse racing will continue to be present with the racecourse's existence, and it is likely that some operators will remain in place in the medium to long term in any event. • Much of the affected area can already accommodate additional housing development (those parts in the General Neighbourhood Zone). Additional traffic	Nil

			development of the racecourse which will use Bray Street and Park terrace. • Street parking is already a problem on Austral Terrace where you can only park on one side of the street. • More parking needs to be allocated for new developments.	volumes associated with surrounding development (either on the racecourse or in Morphettville) supports the need to reconsider the suitability of horses crossing these roads into the future. • On-street parking will need to be managed ongoing, as part of a broader Local Area Traffic Management Plan. It is not anticipated that the additional demand for on-street parking would impact on capacities of the road network (all dwellings need to provide on-site parking). The rate of parking provision is set by the State within the Planning and Design Code is outside of the scope for this Code Amendment.	
23	Jody Zander [redacted] Planning Portal	Density Parking and traffic	• Does not support the Code Amendment • This will be another area that has a lot of houses within a very small area. • There are numerous examples in this neighbourhood of inadequate parking for residents and this results in a loss of on-street parking • Additional housing will increase strain on infrastructure. Current stormwater systems cannot cope currently. • Already so much infill with increased traffic, crime rates and rentals resulting in people having of care for their places and front yards etc. • Infill is not required and is only justified for more rates.	• Noted. • This location mostly already supports infill development occurring at the densities sought by the Code Amendment. The extended areas covering the existing Suburban Neighbourhood Zone are small overall and supports the strategic benefits of this location supporting increased densities that align to those in adjacent locations. • Disagree that streets in these locations do not support parking for residents. Whilst new development may result in increased crossovers and an increase in on-street parking, a reduction in on-street parking has not resulted in the complete loss of parking for residents within the streets. The Code provides policy that supports retention of on-street parking. • The 105 additional dwellings (theoretical maximum) able to be developed in this location will have minimal additional demands on infrastructure. • The tenure of housing likely to be developed into the future is not a valid planning consideration for the policy (as it is not something that can be controlled by the planning system). Notwithstanding this, increased rental accommodation has a role to play in the	Nil

				housing market to alleviate shortages, and therefore should not be viewed negatively. • The assertion that new housing will lead to additional criminal activity has no basis and is strongly rejected. • Disagree that additional infill housing is not required. There remains a shortage of housing in the Greater Adelaide region and this location is suitable in supporting growth in housing through renewal of older housing stock in a location that has excellent access to services, employment nodes, public transport and existing infrastructure.	
24	Gary Chenoweth [redacted] Email		• Supportive of the proposed Code Amendment. • No intention to sell or develop sites in the next five years.	• Noted	Nil
25	Jan Taylor [redacted] Hard Copy Form	Horse training role Traffic conflicts	• Supports the minimum site areas and frontage widths • Neutral in relation to the Interface Management Overlay • Only intends to sell off develop site if there is somewhere else to go (not interested in Murray Bridge) • There may be an issue with stabling horses if all properties are sold • Concerned about traffic if Villawood development goes ahead • Jockey club should build more stables at the racecourse • Would be good to have a bridge from Ellis Avenue side to the racecourse	• Noted • Council is supportive of trainers and operators staying in place until an alternative location is available, and existing use rights enable this to occur. • Future stabling needs and capacities for the industry is a matter for Racing SA and the SAJC to consider as representatives of the Racing Industry. • Council supports the provision of additional stabling facilities on course, and this formed the basis for the commencement of this Code Amendment. • Management of crossing of horses via bridge, or other mechanism is outside of the scope of the Code Amendment.	Nil

			• Traffic can be an issue when cars do not slow down.		
26	Jarred Kersten [redacted] Email		• Supports the Code Amendment • Renting out stables and relocating would depend on what the current trainer wants to do.	• Noted	Nil
27	Jimmy Logothetis [redacted] Hard copy form		• Supports the minimum allotment sizes and frontage widths • Supports the Interface Management Overlay • Code Amendment is long overdue.	• Noted	Nil
28	Stuart and Lizzie Gower [redacted] Hard copy form		• Supports the minimum allotment sizes and frontage widths • Supports the Interface Management Overlay • Not looking to sell or relocate for at least 5 years • Change in zoning will only help trainers sell their property • Racing industry is shifting to get trainers to relocate away from Morphettville • When started in this location there were 750 – 800 horses, now there is 250 or so horses and numbers keep dropping. • Did have stables rented out but trainer moved and now have 10-15 empty stables.	• Noted	Nil

			• With increased traffic only time before something happens (accident with horses).		
29	Ross O'Conner [redacted] Hard Copy Form	Traffic and parking Horse training role	• Does not support minimum site areas and frontage widths • Already too many cars and congestion on the streets with the nursing home and non-compliance to parking signs • More cars than facility for parking for some smaller frontage dwellings, despite the rules providing or considering this. • Never been an issue with stables and horses in 64 years I've been here • More 2 storey dwellings are not an attractive outcome • Stables have always been here to support the course and moving them would create more danger through floats and horse transport than there is now. • Not everyone wants to live on a small land parcel or be surrounded by 2 level buildings.	• Noted. • Disagree that there are already too many cars on the streets. While it is noted that there is on street parking generated by infill development (from experience of other locations), these streets are not identified as having existing on-street parking issues, noting that changes to parking restrictions along Austral Terrace will open up additional on-street parking opportunities in proximity to the BUPA facility, and further reduce reliance on parking in other streets, such as Ambrose Avenue. • The management of on-street parking associated with the development that exists along Austral Terrace continues to be monitored by Council. Parking restrictions in place along Austral Street provide for adequate space for vehicle movements. And this will not change as a result of the Code Amendment. Non-conformance with current parking restrictions is not a matter for consideration in the merits of this Code Amendment and is subject to compliance. • Council is limited in scope in seeking additional parking per dwelling than identified within the Code, as parking ratios are a core policy set by the state and applies consistently across Adelaide and South Australia. Disagree that the frontage widths prevent the ability to accommodate the parking requirements set out within the Code, as potentially dwellings could still accommodate up to four parking spaces (double garage and double driveway), no different to what could be accommodated for a single dwelling. The issue is the usage of parking spaces and garaging by owners, and this is outside of the control of the planning system.	

				• The movement of horses through use of floats and delivery on-course (and off roads), will significantly improve safety compared to movements that require on-road / footpath movement, and the crossing of multiple horses across both Morphett Road and Bray Street. These roads operate as both an arterial and collector road function, with elevated traffic volumes, and so the clear preference is to alleviate any conflict into the future. • Noted that smaller housing is not a preferred living arrangement for all, however, the intent is to support a range of housing types within the city. There remains an overwhelming majority of detached housing in larger allotments available for those who do not wish to live in small lot housing. Conversely, those that do not want large rear yards, are provided within some additional housing choice. • It is important to note that the current zoning supports 2 level housing on allotments and therefore, regardless of the rezoning, such housing can be accommodated. Two level housing has been a suitable building form for over 50 years in suburban Adelaide and it is unreasonable to seek to avoid this through future policies.	
30	Vaughn Lynch CEO Racing SA [redacted] Letter	Horse racing role Existing use rights. Interface Impacts	• Racing SA expresses concern over the proposed Code Amendment. • SA Racing industry plays a unique role in the social fabric of the community and contributes $475 million to the SA economy employing 3,721 FTEs. Horse racing is currently in a growth phase and a significant proportion of this activity occurs within the City of Marion.	• Concern is noted and the importance of the Racing Industry to the economy is acknowledged. The Morphettville racecourse is an important economic driver for the City of Marion and Council supports its ongoing operation as the only remaining city racecourse. • It is noted that the stabling in this location supports the racecourse, largely due to its history, established larger operators, and proximity. However, the role and number of stables operating in this location is continually dropping, and so its importance if	

			• Morphettville Racecourse and its surrounds play a critical role in the thoroughbred racing industry, particularly stabling infrastructure with 2,900 (23%) thoroughbred starters across SA trained at Morphettville and 90% of these owning or leasing premises in the affected area. • Forcing training out of this area would be catastrophic to the industry, noting that existing use rights apply. • There is currently a lack of stabling facilities across the state and a solution to this requires available land and capital funding both of which are not readily available in the short to medium term. Investment at Murray Bridge is approaching capacity and limitations remain around attracting workforce to this location. • Concern for this location relates to the large portion of lease properties and therefore no recourse should landowner look to sell or develop. • Concerns around noise and air pollution created during development of any property adjacent to a horse training property. Consider the application of the Interface Management Overlay.	reducing, as other facilities elsewhere are upgraded and established. • It is important to note that Council is not forcing stable operators from their sites. Existing use rights will continue to apply for existing stables and the intent is to allow for gradual transitioning of stable to alternative locations, when suitable for the owners to do so. Council is aware that some operators will not be seeking to relocate until this is the case. • The future supply of stabling is an issue for the industry, and the delivery of safe and appropriate stabling solutions rests with both Racing SA and the SAJC. Council's preference is for stabling to be on-course, and this is also the position of most of those stable operators engaged as part of the consultation process. • The rezoning provides the opportunity for stable operators and owners to relocate to an alternative location when suitable for them, and the availability of a suitable option is key to this. Discussions held with major stable operators is that alternatives do not exist now. • The Code Amendment provides the opportunity for operators to move quickly into the future, if and when that is required, as rezoning processes take time. However, existing usage rights remain in place for operators as a way of maintaining operations. • Fundamentally, those stable landowners wanting to vacate their sites and sell will most likely do so regardless of the zoning, and there is no guarantee that future purchasers will maintain stabling operations. Indeed, most operators engaged indicated that they thought this would be highly unlikely given current trends and costs. • The Interface Management Overlay is proposed to be applied to the stable sties and neighbouring	

				properties to ensure ongoing residential development takes into account the potential amenity impacts of stable operations.	
31	Phillip Stokes [redacted] Hard Copy Form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
32	Peter Blanch [redacted] Hard copy form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables but in the medium to long term • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
33	Bill Papazaharoudakis [redacted] Hard copy form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
34	Helen Papazaharoudakis [redacted] Hard copy form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil

35	Meredith Tuckett [redacted] (related to [redacted]) Hard copy form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil
36	John Hyam [redacted] (relates to [redacted]) Email		• Supports the rezoning.	• Noted	Nil
37	Byron Cozamanis [redacted] Digital Survey Form (emailed)		• Supports the Code Amendment. • Has stables on property and has intentions to sell or redevelop to relocate stables • Supports minimum site areas and frontage widths • Supports the application of the Interface Management Overlay	• Noted	Nil

Attachment 2: - Summary of Agency Written Submissions

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
1	Daniel Cooper **APA Group**	Infrastructure	• There is a Transmission Pressure Gas main along Morphett Road. Whilst the Code Amendment will not impact in this infrastructure directly, future development should ensure a BYDA enquiry is undertaken so that gas assets can be physically located prior to any works commencing.	• Noted. The transmission main is not subject to the Gas and Liquid Petroleum Pipeline Overlay. The types of land uses where a safety assessment is required for such infrastructure are not changing as part of the Code Amendment (the Suburban Neighbourhood Zone is already in place). The potential additional intensity of development is not in a format that would trigger undesirable uses in proximity to such pipelines (i.e. residential buildings over five levels).	Nil.
2	**Local Government Association of SA**		• No comments to make on Code Amendment.	• Noted	Nil
3	Daniel Hoefel Senior Manager, Infrastructure Planning and Strategy **SA Water**	Infrastructure	• SA Water have included the anticipated development potential arising from the Code Amendment within their water security and infrastructure planning.	• Noted.	Nil
			• The extent, timing and nature of augmentation works, if required will be required to comply with SA Water Technical Standards upon any future development	• Noted. These will be applicable to any future land divisions for the site and do not impact on the merits of the Code Amendment	
			• A range of technical comments relating principally to land division and development application processes considered at an application assessment stage.	• Noted. These matters will be considered at the time of any future development application and do not impact on the merits of the Code Amendment.	

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
4	Scott Douglas Principal Adviser Planning Policy and Projects **Environment Protection Authority**	Interface with Land uses	• EPA supports the intent of the Code Amendment as it can also reduce the risks of noise and/or odour impacts experienced by existing and/or future residents.	• Noted	Nil
			• The Interface Management Overlay is in the process of being reviewed by the State Planning Commission and as such the EPA is unable to determine the benefit of any future, amended version of the Interface Management Overlay to the affected area.	• Noted. Council believes there is still merit in adopting this Overlay to provide additional policy support in managing interface issues because of new development on the existing stable owners / operators.	
			• Site Contamination Development Assessment Scheme (SCDAS) is triggered for new housing on sites with only stables on them but may not be for sites containing a dwelling and ancillary stables. In those circumstances, it is the responsibility of the relevant authority to determine whether a change in the site to a more sensitive use is proposed.	• Noted. Council also acknowledges that the SCDAS is also under review by the State Planning Commission which will resolve / clarify issues of change of use, sensitive use, and requirements to assess contamination risk. This however does not impact on the merits of the policy approach within the Code Amendment.	
5	Shanti Ditter General Manager Communities **City of West Torrens**	Traffic Management	• Given the accumulative traffic flow increases to Morphett Road from he proposed Code Amendment, which adds to the future traffic flows in Morphett Road from other adjacent Code Amendments, the City of West Torrens supports the grade separation of the tram line and Morphett Road to improve traffic conditions in Morphett Road and upgrade the intersection of Anzac Highway / Morphett Road.	• Noted. The Code Amendment does not require the need to grade separate tram line and Morphett Road due to the limited nature of growth facilitated by the Code Amendment. Broader traffic management of Morphett Road / tram line crossing rests with the Department for Infrastructure and Transport. • Council also supports a grade separated design approach to the junction and tram crossing, but this does not impact on the merits of the proposed Code Amendment.	Nil

No.	Author Address	Theme	Summarised comments	Response by City of Marion	Proposed Policy Amendment
			• Any future upgrade to the Morphett Road south approach of the intersection of Anzac Highway / Morphett Road should consider directing northbound traffic through Anzac Highway and away from the section of Morphett Road north of Anzac Highway.	• Noted. This is a broader traffic management consideration having regard to the broader traffic flow and movement network, noting that there remains a substantial employment lands area adjacent the airport that is accessed via Morphett Road and therefore warrants appropriate servicing for traffic purposes.	

Attachment 3 - Evaluation Results

Results and Evaluation of Designated Entity's engagement

The engagement was evaluated by David Barone, Senior Strategic and Policy Planner with the City of Marion.

	Evaluation statement	**Response options (*Select answer)***
1	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme **(Principle 1)**	▪ Pre-Code Amendment engagement occurred with landowners to gauge support for Code Amendment (ie. when there was opportunity for input into scoping).
2	Engagement **contributed to the substance** of the Code Amendment **(Principle 1)**	▪ Pre-initiation engagement with all landowners seeking support for undertaking Code Amendment was done. ▪ In a moderate way - it confirmed support for the majority of policy changes proposed.
3	The **engagement reached** those identified as the community of interest **(Principle 2)**	▪ Representatives from some residents in the surrounding areas participated in the engagement. ▪ Initial landowner feedback was disappointing and required more direct follow up prompts.
4	Engagement included the **provision of feedback to community about outcomes** of their participation	▪ Informally through distribution of What we Heard Report distributed with the invitation to complete the Evaluation Survey. ▪ Engagement Summary Report with Formal response to submissions table where specific responses to their comments can be viewed.
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, but failure to do so during the consultation period which may have resulted in more submissions during the engagement period. ▪ Consider more direct one-on-one engagement during the process where consultation is targeted and small in area / number. An example is door knocking properties.
	Identify key strength of the Charter and Guide	• The need to plan your engagement in a systematic manner, including identification of stakeholders and their interests to inform approach. • Translation of principles into performance outcomes.

	Identify key challenge of the charter and Guide	• Resourcing of engagement is a challenge, particularly when participants are reluctant to participate in the process, and multiple engagement activities are occurring concurrently. • Feedback on the evaluation of the effectiveness and suitability of the engagement is often linked to the merits of the proposal and whether the final outcome reflects those opinions (whether correct or minority in number) and not the actual engagement process itself.

Attachment 4 – Copy of Submissions Received

Survey Responses

30 August 2011 - 15 May 2024

Have your Say!

Making Marion

Project: Morphettville / Glengowrie Horse Related Activities Code Amendment

BANG THE TABLE engagementHQ

VISITORS	
73	

CONTRIBUTORS			RESPONSES		
23			23		
7	15	1	7	15	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Dec 01, 2023 08:50:14 am
Last Seen: Dec 01, 2023 08:50:14 am
IP Address: n/a

Q1.	**Name**	not answered
Q2.	**Street name**	Morphett Road
Q3.	**Suburb**	not answered
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

We would like to have the principal change proposed within the Code Ammendment ASAP.

Respondent No: 3
Login: [redacted]
Email: [redacted]

Responded At: Dec 03, 2023 11:25:27 am
Last Seen: Dec 03, 2023 11:25:27 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

I would like the existing stable owners to be able to trade as they are and continue to run their businesses uninterrupted. Persons seeking to live in the area should appreciate the stable owners have been trading in this area for many years and they should be allow to do so without complaints from residents who find the need to interfere with other peoples business. Moving forward the proposed zoning changes and allotment sizes should enable stable owners to move elsewhere if they wish. The increased property value would assist in relocation costs if they wish to continue their businesses at a different location. Council needs to ensure our trainers and stable owners are protected during this process, as their well being and businesses will be most affected. Don't let a minority of disgruntled residents dictate the future of the trainers and stable owners!

Respondent No: 4
Login: [redacted]
Email: [redacted]

Responded At: Dec 08, 2023 07:58:06 am
Last Seen: Dec 08, 2023 07:58:06 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

The impact of the people walking their horses is incredibly dangerous. Not to mention they tend to be quite rude when you use the roads when they are walking their horses. Not safe for horses or people.

Respondent No: 5
Login: [redacted]

Responded At: Dec 08, 2023 16:26:16 pm
Last Seen: Dec 08, 2023 16:26:16 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	PLYMPTON PARK, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	No
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Minimum block sizes look far too small. Encouraging people to sell stables is shocking. This is a horse training area!

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

Apart from showing the affected zone it does not explain what an interface management overlay is.

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 6
Login: [redacted]
Email: [redacted]

Responded At: Dec 08, 2023 16:28:48 pm
Last Seen: Dec 08, 2023 16:28:48 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENGOWRIE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Please don't keep allowing such high density housing in our area it creates traffic congestion, parking issues and reduced privacy.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

The horsing industry is part of the fabric of our area. It gives it character and was there long before many moved into the area. Please keep the stables in their rightful location adjacent to the racecourse

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 7
Login: [redacted]
Email: [redacted]

Responded At: Dec 08, 2023 20:02:42 pm
Last Seen: Dec 08, 2023 20:02:42 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	No
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I like where I live as it is I do not want any more crammed in dwellings I do not want my neighborhood turned into tomorrows treeless slums

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

I like where I live as it is I do not want any more crammed in dwellings I do not want my neighborhood turned into tomorrows treeless slums

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

Sick of developers condensing blocks and trees and leaving the areas and having no more involvement in the area just leaving the mess for others

Respondent No: 8
Login: [redacted]
Email: [redacted]

Responded At: Dec 09, 2023 10:45:52 am
Last Seen: Dec 09, 2023 10:45:52 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENELG EAST, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I have grown up in this area for over 60 years and I am appalled at how Marion Council have managed redevelopment especially in Morphettville. The housing the council is approving is disgusting, tiny box homes with driveways so small that a car can't fit so it ends up hanging over the footpath. There is little to none garden space allocated for these dwellings and to redevelop the area proposed will spoil the area, just like the council has ruined everywhere else with cheap housing, more interested in making money on council rates. Leave this area alone, it is one part of Morphettville I actually like driving through.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

I do not support any changes, it's unnecessary, this area has worked well in the past so why do we need to change it??

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

Unless this is changed to aim at adding more green space this amendment is just about greed. By adding more development this will add to the traffic congestion in the area, the horses aren't a problem and have never been a problem. The problem is the council wants to razor everything nice that's left and profit from it, think about the climate impact it will have if large blocks are replaced with high density dwellings, the coolness in the area will drop significantly. Not a good thing considering we are experiencing significant climate change.

Respondent No: 9
Login: [redacted]
Email: [redacted]

Responded At: Dec 10, 2023 16:59:43 pm
Last Seen: Dec 10, 2023 16:59:43 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENGOWRIE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not support the proposed development of more dwellings in this area. The horse community and general residents have co existed without issue and I think the area is currently fit for purpose. I do not support making the horse community move elsewhere

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 10
Login: [redacted]
Email: [redacted]

Responded At: Dec 12, 2023 09:13:18 am
Last Seen: Dec 11, 2023 22:38:45 pm
IP Address: 180.150.119.214

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	OAKLANDS PARK, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I think that the zoning and location of the current stables are fine as they are. What better position is there for them. Additionally current views of infill is pretty clear that generally it is not supported. The streets would become a nightmare of cars parked along them.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

I think that the zoning and location of the current stables are fine as they are. What better position is there for them. Additionally current views of infill is pretty clear that generally it is not supported. The streets would become a nightmare of cars parked along them.

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

Who exactly is proposing these changes. I would not be surprised to find a Developer behind this. Leave the stables alone.

Respondent No: 11
Login: [redacted]
[redacted]

Responded At: Dec 20, 2023 10:20:52 am
Last Seen: Dec 19, 2023 23:47:59 pm
IP Address: 202.7.248.200

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	Yes
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	No
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Neither support nor do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Neither support or do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

As long as I can keep operating my stable for the next 5 years at least I will be happy, I live with my elderly father and the horses keep him going at the moment so I do not want to relocate him in particular.

Respondent No: 12
Login: [redacted]
Email: [redacted]

Responded At: Dec 20, 2023 11:22:59 am
Last Seen: Dec 20, 2023 01:20:51 am
IP Address: 203.123.115.160

Q1. **Name** [redacted]

Q2. **Street name** [redacted]

Q3. **Suburb** WARRADALE, SA

Q4. **Have you read the draft Code Amendment or Fact Sheet?** Draft Code Amendment

Q5. **Is the intent of the policy change clear and easy to understand?** No

Q6. **Do you have stables on your property at present?** No

Q7. **Do you have intentions to sell or redevelop your property to relocate your stables?** not answered

Q8. **Do you support the proposed minimum site areas and frontage widths across the different dwelling types?** Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

No i don't think its necessary to build up the area with more housing ,allow the stables to remain and keep the livelihood of trainers alone

Q10. **Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?** Do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

I'm opposed to the proposal that council have put in place i think the Marion council area is already built up too much ,and the council can not keep up with the amount of housing already being allowed to take place with too many streets that are lacking maintenance of roads footpaths and the amount of off-street parking happening from the amount of new dwellings being allowed is ridiculous ,the streets cannot keep up with the water volume from the housing im not sure why the horse training area needs to go and why council is allowing this to take place

Respondent No: 13
Login: [redacted]
Email: [redacted]

Responded At: Dec 29, 2023 16:53:59 pm
Last Seen: Dec 29, 2023 06:05:13 am
IP Address: 122.108.164.160

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I strongly oppose the narrowing of any property frontages in my area or the reduction in minimum site area. My family have lived in this area for over 60 years and enjoy the space around us. Reducing the minimum site areas and minimum frontage: - Increases the urban heat sink effect. - reduces the amount and size of trees and plants that can be planted in the area. - reduces the ability for people to park their vehicles on their property. - reduces the availability of street parking. - increases the amount of rain runoff to stormwater. - reduces the amount of water that can penetrate the soil. - increases noise pollution between properties due to closer proximity. - reduces areas where for children to play due to a lacking of yard area. - increases the risk of criminal activities. -reduces the ability of infrastructures to keep up. Some council areas are actively trying to reduce the urban heat sink effect but Marion Council seems to be actively trying to increase it.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Neither support or do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

I do NOT understand what the "application of the Interface Management Overlay to properties with and adjacent to existing stables" means

Respondent No: 14
Login: [redacted]
Email: [redacted]

Responded At: Jan 02, 2024 18:42:41 pm
Last Seen: Jan 02, 2024 18:42:41 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	PLYMPTON PARK, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 15
Login: anonomous
Email: [redacted]

Responded At: Jan 08, 2024 09:46:51 am
Last Seen: Jan 08, 2024 09:46:51 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	PARK HOLME, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

We are in the midst of a housing crisis and housing for people should be prioritised over stables and housing for horses. The area marked for re zoning will enable more affordable housing and sub-division of land in an area that is in high demand, with excellent access to schools, public transport, parks and recreational facilities. I support the rezoning and the prioritization of housing for community over horse racing.

Respondent No: 16
Login: [redacted]

Responded At: Jan 11, 2024 10:49:35 am
Last Seen: Jan 11, 2024 10:49:35 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENGOWRIE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 17
Login: [redacted]
Email: [redacted]

Responded At: Jan 14, 2024 22:39:30 pm
Last Seen: Jan 14, 2024 11:27:52 am
IP Address: 27.96.223.131

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	PARK HOLME, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Increased traffic, population density, despite claims of 2 car spaces per residence previous builds show that this isn't working on higher density builds (Condada Ave, Hendrie St) leading to reduced visibility & accessibility through streets.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

Because it's promoting high density in building

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

Trainers shouldn't be forced out, it's nice to have the more open space & less housing. Even if there are less horses crossing the road, there will still be more cars driving around so the ratios of horse to cars on the road are similar as at present with less cars & more horses therefore a bit of a flawed argument

Respondent No: 18
Login: [redacted]

Responded At: Jan 16, 2024 22:38:39 pm
Last Seen: Jan 16, 2024 22:38:39 pm
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Neither
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	Yes
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	Yes
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 19
Login: [redacted]
Email: [redacted]

Responded At: Jan 21, 2024 10:28:52 am
Last Seen: Jan 21, 2024 10:28:52 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENELG EAST, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Neither
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Too narrow, creating parking issues as no space to park cars. Blocks not big enough to support trees which are critical for shading for houses and the bird life in the area.

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

Leave the stables, going to create massive traffic issues in the area with the extra houses especially the proposed housing on the race course. Anzac Highway can’t cope now with the left turn onto Morphett Road so increasing housing density is going to make this unmanageable.

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 20
Login: [redacted]
Email: [redacted]

Responded At: Jan 24, 2024 08:45:33 am
Last Seen: Jan 24, 2024 08:45:33 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Re zone allow too small an allotment

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Do not support

Q11. **If you do not support, please explain why**

As above

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 21
Login: [redacted]

Responded At: Jan 28, 2024 02:38:08 am
Last Seen: Jan 28, 2024 02:38:08 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	PLYMPTON PARK, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

To small

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

600m2 minimum

Respondent No: 22
Login: [redacted]
Email: [redacted]

Responded At: Jan 30, 2024 07:49:11 am
Last Seen: Jan 30, 2024 07:49:11 am
IP Address: n/a

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	GLENGOWRIE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Fact Sheet
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Neither support or do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 23
Login: [redacted]
Email: [redacted]

Responded At: Feb 03, 2024 16:14:41 pm
Last Seen: Feb 03, 2024 05:13:01 am
IP Address: 122.108.164.192

Q1.	**Name**	[redacted]
Q2.	**Street name**	[redacted]
Q3.	**Suburb**	MORPHETTVILLE, SA
Q4.	**Have you read the draft Code Amendment or Fact Sheet?**	Draft Code Amendment
Q5.	**Is the intent of the policy change clear and easy to understand?**	Yes
Q6.	**Do you have stables on your property at present?**	No
Q7.	**Do you have intentions to sell or redevelop your property to relocate your stables?**	not answered
Q8.	**Do you support the proposed minimum site areas and frontage widths across the different dwelling types?**	Neither support nor do not support

Q9. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q10.	**Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?**	Neither support or do not support

Q11. **If you do not support, please explain why**

not answered

Q12. **Please feel free to make any other comments on the draft Code Amendment.**

Horse owners need to be strongly considered to make it viable for them to move. Also so it does not inconvenience them having to move too far away. There needs to be more onsite stalls provided for horses along with facilities for exercising by the SAJC. There is a strong history and culture of horses in this area it will be sad to see it go. The development code will encourage a lot more development thus more traffic in the surrounding streets Morphett Road is already very conjested and then there is going to be further development at the back of the race course which will lead onto Park Terrace and Bray street. Street parking is already a problem in Austral Terrace where you can only park on one side of street as it is only wide enough for one car to pass. More parking needs to be allocated with the new developments. I only saw the Banners in the streets recently so could not go to an information session I don't remember seeing them last year. Overall it is important that the Horse Owners have a say in this matter and that development does not cause more traffic problems.

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Morphettville/Glengowrie Horse Related Activities Code Amendment
Date:	Thursday, 4 January 2024 4:25:48 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Morphettville/Glengowrie Horse Related Activities Code Amendment
Customer type:	Member of the public
Given name:	[redacted]
Family name:	[redacted]
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Allowing the code amendment go through will mean that this is another area that has alot of houses within very small area. In the area there are numerous examples where there is not enough parking for the residents and this results on a lot of parking on the street. By increasing the amount of times the allotment can be divided means that there will be not enough car parking per house and street parking will increase which will cause nightmares for the local community trying to move through the suburb. Also by allowing more houses per block will also add to the increasing strain on the local infrastructure. Current stormwater systems etc cannot cope in wet weather currently, how will it cope will double or triple the amount of housing on these blocks? There is so much infill in the area its increased traffic, crime rates and the lack of homeowners living in their houses is prevalent with so many rented out. These renters have no care for the places they live in, the front gardens (if there is any) is unkempt and rubbish bins are left out for days. Gone is the areas large blocks with home owners actually living in the homes. This 'infill' is not required and is just a way for Marion Council to get more council rates! This change should not be allowed to go ahead and should have to stick with the current zoning with min of 15 metres.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded

Sent to proponent email: [redacted]

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

Feedb[redacted]

Name: [redacted]

Address: [redacted]

Contact Num[redacted]

Email Addres[redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☑ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3. Do you have stables on your property at present?

☑ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☑ Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☑ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [redacted]
To: David Barone
Subject: RE: Morphettville Horse Related Code Amendment - Feedback sought
Date: Saturday, 2 March 2024 11:39:22 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
Hard Copy Survey Horse Related Activities Code Amendment.docx

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You don't often get email from [redacted]

Good Afternoon, David

I am in support of all the changes. I am sure I did respond during the consultation period.

Kind Regards
[redacted]

From: David Barone [redacted]
Sent: Friday, March 1, 2024 4:29 PM
To: [redacted]
Subject: Morphettville Horse Related Code Amendment - Feedback sought
Importance: High

Hello [redacted]

Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.

As an important operator / land owner in the precinct (90 and 90a Morphett Road), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.

There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.

Making Marion has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.

I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.

Thank you and I look forward to receiving your response.

David Barone
Senior Strategic & Policy Planner | **City of Marion**
PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

From: [redacted]
To: David Barone
Subject: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder
Date: Wednesday, 17 January 2024 8:44:20 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

[redacted]

Hi David,

We certainly do not have plans for any changes to any of the properties in the next 5 years.
After that we are likely to be retired and that may lead to us selling all 3 but it is too far out to say with any certainty.
What I do know is that we would not develop.

However, if we sold then maybe then new owner(s) might take the opportunity to develop the 3 sites – but it wont be us doing it.

Regards

[redacted]

[redacted]

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Please note our privacy policy was updated in April 2020, and can be viewed at https://www.llh.com.au/privacy-policy
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Please consider the environment before printing this email.

From: [redacted]
Sent: Wednesday, 17 January 2024 8:38 AM
[redacted]
ect: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email from david.barone@marion.sa.gov.au. Learn why this is important

Thanks [redacted] for your feedback.

Just out of interest, do you have any intentions of selling or developing one or more of your sites into the future? We are also trying to gauge how many of the stables owners / operators will be seeking to move on into the future. This is also important to understand for Racing SA in planning for future stabling infrastructure, given that I understand that 25% of SA's stabling infrastructure is in this location.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

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From [redacted]
Sent: Wednesday, January 17, 2024 7:54 AM
To: [redacted]
[redacted]u>
Subject: RE: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email [redacted]

Hi David

Thanks for the email and the video message.

Unfortunately we are unable to make either information sessions today but I believe we understand the changes and are supportive of them.
For your information we live at [redacted] and own [redacted] which we rent out.

Regards

[redacted]

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Please note our privacy policy was updated in April 2020, and can be viewed at https://www.llh.com.au/privacy-policy
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Please consider the environment before printing this email.

From: [redacted]
Subject: Morphettville / Glengowrie Horse Related Activities Code Amendment - Drop-in Session Reminder

You don't often get email from [redacted]

Hello landowner / stable operator

As you may be aware, the City of Marion is currently seeking feedback on a Code Amendment which is proposing to change the zoning of land at Glengowrie / Morphettville. You may have received a letter in late November advising of the Code Amendment, or seen some signs that have been placed on key road locations.

Council is reminding landowners and operators of stables within the affected area of a community drop-in session being held this Wednesday 17 January at the Morphettville Park Sports and Community Club (Denham Avenue, Morphettville) at the following times:

- 2pm to 3pm
- 6pm to 7pm

These will be the final drop-in sessions for this Code Amendment before the closure of the consultation on 5 February. I encourage you to attend if you have any questions or want to find out more about what is proposed. No prior registration is required.

Can't make these sessions? That's fine, I'd be happy to discuss any questions you may have directly with you (either via return email or by calling me on 8375 6667). You can also find out more information and complete the online survey at:

www.makingmarion.com.au/horserelated

The above website has an information sheet, some mapping and a video which explains what is proposed.

It is important that we hear from all landowners and stable operators in this area so we have a clear understanding of the support or otherwise of this proposal.

I look forward to speaking to you at the drop-in session or reviewing your submission.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

Morphettville / Glengowrie Horse Related Activities Code Amendment

Feedback Survey

Name: [redacted]

Address:

Contact Nu

Email Addr

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☑ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3. Do you have stables on your property at present?

☑ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☑ Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☑ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Completed at drop-in session 17/1/24

Morphettville / Glengowrie Horse Related Activities Code Amendment

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number: [redacted]

Email Address: [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ Code Amendment ☑ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3. Do you have stables on your property at present?

☑ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☑ Yes ☐ No Only if there is somewhere else to go. At this stage Racing SA haven't given any indication - Not interested in Murray Bridge

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☐ Support ☑ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Issues with stabling horses if properties are sold.
Traffic if "Villawood" goes ahead.
Traffic on Morphett Rd if developed.
Why dont the Jockey Club build stables @ the Racecourse!
Would be good to have a bridge from Ellis Avenue side to the Racecourse. Traffic - can be an issue when not slowing down.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [redacted]
To: [redacted]
Subject: RE: One week left to have your say!
Date: Monday, 12 February 2024 10:48:24 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

> You don't often get email from [redacted]

Thanks David.

I do have stables that I rent out. Relocating would depend on what the current trainer who rents them wants to do.



From: [redacted]
Sent: Monday, February 12, 2024 10:42 AM
[redacted]
[redacted]**ject:** RE: One week left to have your say!

Hi [redacted]

Thanks for responding. Sorry, this email went out in error. The survey is closed, but I'm happy to hear from land owners who've not previously made submissions.

Your support is noted. Can you confirm if you have any stables on your property and, if so, you have intentions to relocate into the future.

Thanks

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043



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From[redacted]>
Sent: Monday, February 12, 2024 9:34 AM
[redacted]
[redacted]
[redacted]**:** Re: One week left to have your say!

> You don't often get email from [redacted]

Hi David.

Our property is located at [redacted]

We support the proposed changes.

I clicked the link to take the survey but it tells me the survey has closed.

[redacted]
[redacted]

> On 12 Feb 2024, at 08:43, David Barone [redacted]
>
> Hello landowner / stable operator
>
> Consultation for the Morphettville / Glengowrie Horse Related Activities Code Amendment will close on 5th February. There's only one more week to have your say on this proposed change to zoning.
>
> As we've not heard from all owners in the affected area, we are eager to ensure that if you have not made a submission to Council, that you do so before the closing period. We want to know if you support what we are proposing (or not).
>
> You can make a submission via completing the survey (only 5 questions – so should take more than a couple of minutes) at:
>
> www.makingmarion.com.au/horserelated
>
> The above website has information about what is proposed, some mapping showing the differences in development potential and a video which explains what is proposed.
>
> For those who have already made a submission, thank you - you don't need to submit again.

I look forward to reviewing your submissions.

Regards

David Barone
Senior Strategic and Policy Planner | **City of Marion**
PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

Morphettville / Glengowrie Horse Related Activities Code Amendment

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number: [redacted]

Email Address: [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

   ☒ Code Amendment ☐ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

   ☒ Yes ☐ No

3. Do you have stables on your property at present?

   ☐ Yes ☒ No

   3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

   ☐ Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

   ☒ Support ☐ Neither support or do not support ☐ Do not support

   4A If you do not support, please explain why and what alternative you feel is more appropriate.

_____

_____

_____

_____

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☒ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

I fully support the Code Amendment it is long overdue.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Morphettville/Glengowrie Horse Related Activities Code Amendment
Date:	Thursday, 4 January 2024 4:25:48 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Morphettville/Glengowrie Horse Related Activities Code Amendment
Customer type:	Member of the public
Given name:	[redacted]
Family name:	[redacted]
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Allowing the code amendment go through will mean that this is another area that has alot of houses within very small area. In the area there are numerous examples where there is not enough parking for the residents and this results on a lot of parking on the street. By increasing the amount of times the allotment can be divided means that there will be not enough car parking per house and street parking will increase which will cause nightmares for the local community trying to move through the suburb. Also by allowing more houses per block will also add to the increasing strain on the local infrastructure. Current stormwater systems etc cannot cope in wet weather currently, how will it cope will double or triple the amount of housing on these blocks? There is so much infill in the area its increased traffic, crime rates and the lack of homeowners living in their houses is prevalent with so many rented out. These renters have no care for the places they live in, the front gardens (if there is any) is unkempt and rubbish bins are left out for days. Gone is the areas large blocks with home owners actually living in the homes. This 'infill' is not required and is just a way for Marion Council to get more council rates! This change should not be allowed to go ahead and should have to stick with the current zoning with min of 15 metres.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded

Sent to proponent email: [redacted]

From: [redacted]
To: David Barone
Subject: Re: Morphettville Horse Related Code Amendment - Feedback sought
Date: Friday, 1 March 2024 6:02:28 PM
Attachments: image008862.png
image440396.png
image188804.png
image837082.png
image890889.png
image262731.png
image837082.png

You don't often get email from [redacted]

Hi David
My mail address is [redacted]SA I don't live at the property, but I'm happy for the re zoning

John Hyam

On Fri, 1 Mar 2024, 5:06 pm David Barone, <[redacted] wrote:

> Hello John
>
> Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.
>
> As an operator / land owner in the precinct (9 Grafton Street), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.
>
> There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.
>
> Making Marion has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.
>
> I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.
>
> Thank you and I look forward to receiving your response.
>
> **David Barone**
> **Senior Strategic & Policy Planner | City of Marion**
> PO Box 21 Park Holme SA 5043
>
> *The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta*

From: [redacted]
To: David Barone
Subject: Re: Morphettville Horse Related Code Amendment - Feedback sought
Date: Monday, 4 March 2024 11:03:31 AM
Attachments: image095269.png
image296874.png
image323119.png
image322881.png
image204809.png
image922089.png

> You don't often get email from [redacted]

Hi David,

When the survey came out I did it online I am sure, so unsure why it has not worked?

Just a basic reply for you as I cant imagine my view will make any difference to the outcome is as follows:-

I am a hobby trainer with 6 stables, I have normally one or two of my own horses here but look after a number of the larger Victorian stables during the year, I have no intention of selling in the near future, I live here with my dad who is very elderly and getting dementia so moving him is not an option, he also has a small pony that keeps him in a routine and doing something.

As long as I can continue to operate as I do now I will be ok but I have concerns if properties start to be developed around me with regard to the safety and wellbeing of my horses. Especially if I have Victorian ones here as one horse alone could be worth more $ than my own property. I get the feeling council and SAJC don't really want us here training in the future.

Thanks for the email.

Kind regards,
[redacted]

From: [redacted]
Sent: Monday, 4 March 2024 9:58 AM
To: [redacted]
Subject: Morphettville Horse Related Code Amendment - Feedback sought

Hello [redacted]

Council wrote to you about this proposed rezoning in November 2023. We did not receive a submission from you about your position on the proposed changes.

As an operator / land owner in the precinct (97 Morphett Road), we are eager to understand where you stand on the proposed amendment, and in particular any future plans as we are also looking to understand the implications for the industry.

There is information online for this Code Amendment with some additional details and mapping, however, for ease I've attached both an Information Sheet and a Word document being the survey which you could complete and return. If you can **provide feedback by Friday 8th March**, that would be appreciated.

Making Marion has more details if you want to review and understand better. Note the survey has closed on there, but you can provide feedback via the returning the word document to this email address.

I'd be happy to chat further with you too if anything is unclear and can be contacted directly on 8375 6667.

Thank you and I look forward to receiving your response.

David Barone
Senior Strategic & Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

Morphettville / Glengowrie Horse Related Activities Code Amendment

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number: [redacted]

Email Address: [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ X Code Amendment ☐ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☐ X Yes ☐ No

3. Do you have stables on your property at present?

☐ X Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☐ X Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☐ X Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

_____

_____

_____

_____

Morphettville / Glengowrie Horse Related Activities Code Amendment

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☐ X Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

_____

_____

_____

_____

6. Feel free to make any other comments on the draft Code Amendment.

Huge safety issues for horses crossing Bray st. I feel strongly that the Racing Club needs to take responsibility and build on-course stables and horses should not be allowed on streets in this busy area. It took serious accidents for similar action to be taken in Melbourne, I can only hope the same does not occur here.

_____

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Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [redacted]
To: David Barone
Subject: Horse related amendments
Date: Tuesday, 5 March 2024 10:14:22 AM
Attachments: IMG_3621.jpg

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Morning
Any thing else you need feel free to call

Sent from my iPhone

Morphettville / Glengowrie Horse Related Activities Code Amendment

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number: [redacted]

Email Address: [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code A mendment ☐ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3. Do you have stables on your property at present?

☑ Yes ☐ No

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☑ Yes ☐ No

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☑ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

1st February 2024

Mr Warwick Deller Coombs
Manager Development and Regulatory Services
City of Marion

Via email: council@marion.sa.gov.au

Dear Warwick,

RE: CONSULTATION ON THE MORPHETTVILLE/GLENGOWRIE HORSE RELATED CODE AMENDMENT

The South Australian Racing Industry plays a unique role in the social fabric of our community contributing $475M to the South Australian economy, connecting diverse metropolitan and regional towns in a distinctive way all the while creating 7,964 roles (3,721 FTE's). It is currently in a growth phase and a significant portion of this engagement and employment takes place within the City of Marion.

Racing SA wishes to express our concerns over the proposed Code Amendment whilst also providing additional background on the broader Racing Industry, in particular Stabling Infrastructure across South Australia.

The Morphettville Racecourse and it's surrounds, including those areas within the proposed Code Amendment, play a critical role in the success and existence of the South Australian Thoroughbred Racing Industry.

Furthermore, the South Australian Jockey Club is heavily investing in Racing & Training Infrastructure and plans to continue to operate long into the future.

Over 2,900 (23%) of the thoroughbred starters across all of South Australia are trained at Morphettville with over 90% of these owning or leasing premises in the proposed rezoning area.

Whilst noting the inclusion of existing use rights, should training be forced out of this area it would be catastrophic to the industry. There is currently a lack of stabling facilities across the state and a solution to this requires available land and capital funding both of which are not readily available in the short to medium term.

Significant investment has been made by Racing SA at Murray Bridge to alleviate some of this shortage however this venue is already approaching its capacity and limitations remain around attracting a workforce in regional areas.

This issue would only be exacerbated should Trainers be forced to relocate and of particular concern for the industry is the large portion who lease properties and therefore would have no recourse should the landowner look to sell or develop.

Therefore it is crucial that Existing Use Rights remain which we understand to be the intention from Council.

Should the code amendment proceed, there are also concerns as to the noise and air pollution created during development of any property that is adjacent to a Horse Training property. We ask that consideration is given to reducing these impacts within the proposed Interface Management Overlay.

Should you have any questions in relation to this matter, please do not hesitate to contact me on the details provided below.

King Regards



VAUGHN LYNCH
CHIEF EXECUTIVE OFFICER
RACING SA

[redacted]

RACING SA
Ground Floor/240 Morphett Rd,
North Plympton, SA 5037
GPO Box 2646,
Adelaide, SA 5001
T (08) 8179 9800
E enquiries@racingsa.com.au
Racing SA Ltd
ABN 25 094 475 939
racingsa.com.au

Morphettville / Glengowrie Horse Related Activities Code Amendment

RECEIVED
CITY OF MARION
12 FEB 2024
RECORD NUMBER

CITY OF MARION

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number:

Email Address [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☑ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3. Do you have stables on your property at present?

☐ Yes ☑ No Surrounding though.

3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

☐ Yes ☐ No N/A

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

☐ Support ☐ Neither support or do not support ☑ Do not support

4A If you do not support, please explain why and what alternative you feel is more appropriate.

There are already too many cars on the streets with the nursing home and non compliance to parking signs. There are more cars than facility already for parking for some smaller frontage dwellings. Even large ones, despite the building rules providing or considering this.
Too much congestion in my street already.

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☐ Support ☐ Neither support or do not support ☑ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

In the 64 years I have owned my property (surrounded by stables) they have never been an issue and I would consider your "ongoing risks with the movement on public streets" not an issue The traffic flow, extra cars more 2 storey dwellings are not an attractive outcome in my opinion. The Stables are and have always been there to support the course and moving them would creat more danger through floats & horse trarport than there is now. It also removes appeal to the area and code states existing stables can stay but that's not long term. I did attend the information session and I am not in support of the changes to the area. Not everyone wants to live on a small land parcel or be surrounded by attached 2 level buildings.

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

Feedback Survey

Name: [redacted]

Address: [redacted]

Contact Number: [redacted]

Email Address: [redacted]

1. Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

   ☑ Code Amendment ☑ Fact Sheet ☐ Neither

2. Is the intent of the proposed policy changes clear and easy to understand?

   ☑ Yes ☐ No

3. Do you have stables on your property at present?

   ☑ Yes ☐ No

   3A. If yes, do you have intentions to sell or redevelop your property to relocate your stables?

   ☑ Yes ☐ No BUT NOT FOR 4-5 YEARS

4. Do you support the proposed minimum site areas ad frontage withs across the different dwelling types?

   ☑ Support ☐ Neither support or do not support ☐ Do not support

   4A If you do not support, please explain why and what alternative you feel is more appropriate.

_____

_____

_____

_____

Morphettville / Glengowrie Horse Related Activities Code Amendment

CITY OF MARION

5. Do you support the application of the Interface Management Overlay to properties with and adjacent to existing stables?

☑ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please let us know why.

6. Feel free to make any other comments on the draft Code Amendment.

I THINK THE CHANGE OF ZONNING WILL ONLY HELP TRAINERS SELL THEIR PROPERTYS AS RACING INDUSTRY IS DEFINETLY SHIFTING TO GET TRAINERS TO RELOCATE AWAY FROM MORPHETTVILLE, WHEN I STARTED IN INDUSTRY 35/40 YEARS AGO THERE WAS 750/800 HORSES TRAINED AT MORPHETTVILLE NOW THERE IS BETWEEN 250/250 HORSES AND NUMBERS KEEP DROPING WE DID HAVE STABLES ROUTED OUT BUT THEY HAVE MOVED OUT AND WE HAVE 10/15 EMPTY STABLES. WITH INCREASED TRAFFIC I THINK IT IS ONLY TIME BEFORE SOMETHING HAPPENS

REGARDS
STUART

Please post this survey to:

'Morphettville / Glengowrie Horse Related Activities Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From: [redacted]
To: David Barone
Subject: RE: NEP-4071_Bray St, Morphettville
Date: Tuesday, 12 December 2023 12:09:41 PM
Attachments: image001.png
image018.png
image019.png
image020.png
image021.png
image022.png
image023.png
image002.png
image004.png
image005.png
image006.png
image007.png
APA - Gas Infrastructure.pdf

You don't often get email from [redacted] Learn why this is important

Hi David,

Please see attached plan showing gas infrastructure within the Amendment area, a BYDA enquiry will return the same information.

The 250S4 in Morphett Rd is the Transmission Pressure gas main referred to in my previous email. Should any proposal introduce a sensitive area (school, hospital, aged care, etc.) in close proximity to this pipeline a Safety Management Study (SMS) will be required. The area surrounding this pipeline has been classified such that up to 2 storey buildings are allowable, anything greater will potentially require an SMS be carried out as per AS2885.

APA also operate and manage a 150S7 high pressure gas pipeline in Bray St and Morphett Rd, this is a critical supply main that provides gas to a larger Network throughout the surrounding areas. There are no requirements such as the aforementioned SMS with this pipeline, my previous comments on this were merely to highlight it's presence and importance.

I have been asked to comment on the proposed Code Amendment, typically I will use this opportunity to describe the gas infrastructure within the proposal area and request further information once a detailed plan of any changes is available for review. It is at that stage I will be able to provide a specific and targeted response.

Please let me know if you need anything further.

Regards,

[redacted]

From: [redacted]
Sent: Monday, 11 December 2023 2:48 PM
To: [redacted]
Subject: [EXT]: RE: NEP-4071_Bray St, Morphettville

Hi [redacted]

Thanks for the prompt response. I note that there is no relevant Gas and Liquid Petroleum Pipelines Overlay in this location, so this is a surprise to me.

Are you able to provide a map of the type of gas infrastructure here. Should we, as part of this Code Amendment, be applying the overlay, and also understanding the explosion risk (if any).

Thanks

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

---

From: Cooper, Daniel <[redacted]
To: David Barone [redacted]

You don't often get email from [redacted]

Good morning David,

Many thanks for forwarding the Morphettville/Glengowrie draft Code Amendment for my review.

Please be advised that APA manage and operate critical Transmission and Distribution Pressure gas infrastructure along with non-critical Distribution Pressure gas infrastructure within the Code Amendment area. From the information reviewed it would appear the Amendment centres around allotment and frontage sizes which should not impact existing gas infrastructure. However, it must be noted there is a potential for the integrity of the gas infrastructure to be compromised should correct procedure not be followed. It is requested that prior to any works in the area take place following implementation of the Amendment, a BYDA enquiry be submitted and gas assets be physically located.

Should you require any additional information I can be contacted using the below details.

Regards,

[redacted]

From: [redacted]
Sent: Thursday, 7 December 2023 3:56 PM
To [redacted]
Subject: EXT: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment

Hi Daniel

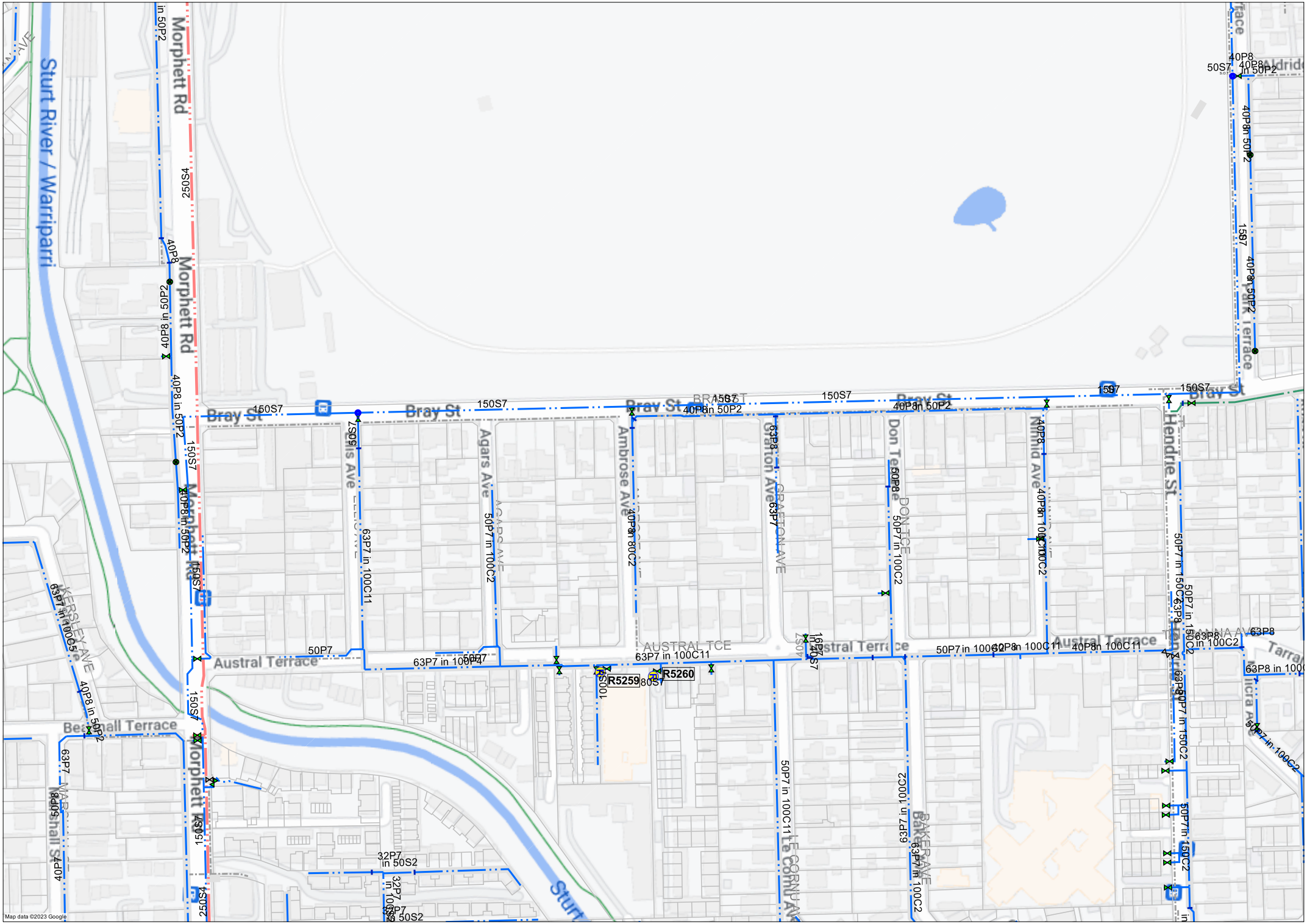
Please find attached letter advising of the consultation of the subject Draft Code Amendment for APA's consideration and feedback.

I'd be happy to answer any questions you may have on the proposal.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

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Sturt River / Warriparri
Morphett Rd
Bray St
Agars Ave
Ambrose Ave
Don Tce
Hendrie St
Austral Terrace
AUSTRAL TCE
Bexhall Terrace
Le Cornu Ave
R5259
R5260
150S7
63P7 in 100C11
50P7 in 100C2
40P8 in 50P2
63P8 in 100C2
Map data ©2023 Google

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 820-501

David Barone, Senior Strategic and Policy Planner
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Email: [redacted]

Dear David Barone

Morphettville / Glengowrie Horse Related Activities Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Morphettville / Glengowrie Horse Related Activities Code Amendment ('the CA').

The EPA understands the CA proposes to rezone land located within the former Residential Zone, Racecourse Policy Area 15 that applied to the affected area prior to the commencement of the Planning and Design Code ('the P&D Code'). The Residential Zone, Racecourse Policy Area 15 envisaged detached dwellings at low densities in association with a range of horse related activities, including horse stabling. The CA seeks to provide opportunities for the redevelopment of land to encourage owners of horse stables to sell and relocate to more appropriate locations, in order to reduce ongoing risks with the movement of horses on public streets. This will be achieved by:

- Rezoning land currently within the General Neighbourhood Zone to the Suburban Neighbourhood Zone
- Reducing minimum site area and minimum frontage widths via amendment to technical and numerical variations ('TNVs'), and
- Applying the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility.

The EPA has reviewed the CA to ensure that all environmental issues 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. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential

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environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage.

Please note the EPA supports the intent of the proposed CA. The CA would have the effect of not only reducing the risks and conflicts associated with transporting horses across public footpaths and roads but may also reduce any noise and/or odour impacts experienced by existing and/or future residents not involved in horse related activities.

While offering support for the Code Amendment, the EPA notes the following potential consequences of the CA for your consideration:

1. Transition timeframe - The EPA notes the City of Marion has undertaken two rounds of engagement with landowners within the affected area. The EPA concurs with the findings of the CA investigations that some property owners with horse related activities may not wish to relocate, resulting in a continuation of residential land uses and horse-keeping activities occurring within the affected area for some time and the associated continuance of any interface impacts.
2. Interface Management Overlay – The Interface Management Overlay is designed to ensure the "*Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses*".
   The State Planning Commission has determined that "*the Planning and Design Code's suite of interface management policies warrant review and strengthening*" and has initiated the *Interface Management Code Amendment*.
   The scope of policy investigations identified by the Code Amendment is broad and, as such, the EPA is unable to determine the benefit of any future, amended version of the Interface Management Overlay to the affected area.
3. Site Contamination Development Assessment Scheme (SCDAS) – The SCDAS is triggered for residential land division or a change in the use of land to a more sensitive use.
   The EPA notes that the SCDAS would be triggered for proposed residential land division on allotments currently occupied entirely by stables, whereas the SCDAS may[1] not be triggered for proposed residential land division on allotments currently occupied by a dwelling where stables are an ancillary and subordinate land use.

[1] The EPA intentionally uses the word "may" in this context as the relevant authority is responsible for determining whether a change in the land use to a more sensitive use is proposed (clause 5, *Practice Direction 14: Site Contamination Assessment 2021*).

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For further information on this matter, please contact [redacted]

Yours sincerely

Scott Douglas

PRINCIPAL ADVISER PLANNING POLICY AND PROJECTS

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

Date: 05 February 2024

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From: LGASA Email
To: David Barone
Subject: RE: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment
Date: Thursday, 7 December 2023 4:11:29 PM
Attachments: image001.jpg
image002.jpg
image003.jpg
image004.jpg
image005.jpg
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png

You don't often get email from [redacted]

Good afternoon,

Thank you for your email regarding consultation on the Code Amendment for Draft Morphettville / Glengowrie Horse Related Activities.

The LGA has no specific feedback to offer on your proposed code amendment.

Regards,

[redacted]

The LGA acknowledges Aboriginal and Torres Strait Islander people as the traditional custodians of the land, and we offer our respects to their Elders past, present and emerging. We advocate for and encourage South Australian councils to strengthen relationships with their local Aboriginal communities.
A blue and white rectangular object with text□ □ Description automatically generated

WARNING AND DISCLAIMER: The information provided by the LGA in this email does not constitute legal advice. If legal advice is required, we suggest that you seek out the services of a qualified legal provider. The contents of this email and any files transmitted with it are confidential and may be subject to legal professional privilege and copyright. You must not copy or distribute this message or any part of it or otherwise disclose its contents to anyone without written authorisation from the LGA. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. We take no responsibility for misdirection, corruption or unauthorised use of email communications, nor for any damage that may be caused as a result of transmitting or receiving an email communication. If you have received this communication in error, please delete the email and advise us immediately.

From: [redacted]
Sent: Thursday, December 7, 2023 4:02 PM
To: L[redacted]
Subject: Draft Morphettville / Glengowrie Horse Related Activities Code Amendment

Att: [redacted]

Please find attached letter advising of the consultation of the subject Draft Code Amendment for APA's consideration and feedback.

I'd be happy to answer any questions you may have on the proposal.

Regards

David Barone
Senior Strategic and Policy Planner | City of Marion
PO Box 21 Park Holme SA 5043

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31/01/2024

Morphettville/Glengowrie Horse Related Activities Code Amendment
City of Marion
PO Box 21
PARK HOLME SA 5043

Email: council@marion.sa.gov.au

Dear Sir/Madam

Morphettville/Glengowrie Horse Related Code Amendment

I refer to your letter dated 7 December 2023 seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and wastewater services to the area subject to this Code Amendment. Existing systems augmentation may be required should the proposed rezoning generate an increase in demand.

There are currently no plans or commitment from SA Water to provide additional services to the subject area. The extent, timing and nature of the augmentation works, if required, will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer-term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.
- Whilst SA Water may have an awareness of these developments via the Electronic Land Division Lodgement Site (EDALA) system and developers seeking larger connections, advice should be sought via SA Water's Development Services Group (majorld@sawater.com.au) prior to land use applications being determined.
- The provision of this advice does not constitute a reservation of capacity in our water, wastewater or alternative water source distribution systems.
- SA Water is regulated by the Essential Services Commission of South Australia (ESCOSA). On a four years cycle, our Regulatory Determination sets out the total revenue and the capital spent therefore this may have implications on the timing and delivery of any future infrastructure.
- Our advice may change regarding planning and infrastructure requirements and this area may be subject to an infrastructure augmentation charge in the future.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
  - Landfill shall be outside of Water Protection Zones.
  - Landfill area to include leachate collection facilities.
  - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of ground water.
  - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site.
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse.
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits.
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
  - Multi-storey developments: For buildings with five stories and above, a minimum of DN150 water main size is required. For buildings with eight stories and above, a minimum of DN 200 water main size is required.
  - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: Trade Waste Guidelines and Fact Sheets

Thank you for the opportunity to comment on the Morphettville/Glengowrie Horse Related Activities Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on the email [redacted] in the first instance should you have further queries regarding the above matter.

Yours sincerely

Daniel Hoefel
Senior Manager, Infrastructure Planning and Strategy

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City of **West Torrens**
Between the **City and the Sea**

31 January 2024

David Barone
Senior Strategic and Policy Planner
City of Marion
PO Box 21
Park Holme SA 5043

Submitted via PlanSA Portal

Dear Mr Barone,

Morphettville / Glengowrie Horse Related Activities Code Amendment

Thank you for the invitation to provide feedback on the proposed Morphettville/Glengowrie Horse Related Activities Code Amendment. The Affected Area of the Morphettville / Glengowrie Horse Related Activities Code Amendment seems to be relatively limited in scale and, importantly, given that the TNV building height would remain at 2 levels or 9 meters, the additional number of dwellings that could be accommodated by future redevelopments in the Affected Area would seem to be reasonably limited in scope.

Notwithstanding that the potential traffic impact on CWT from the proposed Code Amendment would not be expected to be significant, this Code Amendment would nevertheless add to the future traffic growth on Morphett Road. The City of West Torrens has previously expressed concern about the future traffic impacts on the Morphett Road tram crossing and the intersection of Anzac Highway/Morphett Road arising from recent Code Amendments in the area.

Consistent with the City of West Torren's comments for the previous Code Amendments in this area, the following response is provided for consideration of this Code Amendment:

- Given the accumulative traffic flow increases to Morphett Road from the proposed Code Amendment, which adds to the future traffic flows in Morphett Road from other adjacent Code Amendments, the City of West Torrens supports the grade separation of the tram line and Morphett Road to improve traffic conditions in Morphett Road and upgrade to the intersection of Anzac Highway/Morphett Road.

- Any future upgrade to the Morphett Road south approach (City of Marion side) of the intersection of Anzac Highway/Morphett Road should consider directing northbound through traffic to Anzac Highway and away from the section of Morphett Road north of Anzac Highway. This is because the section of Morphett Road north of Anzac Highway contains major residential land uses, a major sports complex and a major school (Immanuel College) and discouraging through traffic away from these land uses should be of priority.

The City of West Torrens does not wish to be heard at any public meeting on the proposed Code Amendment.

Should you require further information please contact [redacted] Manager Strategy and Business on [redacted].

Yours sincerely

Shanti Ditter
General Manager Communities

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