

Hon Nick Champion MP



Government
of South Australia

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Ms Jayne Stinson MP
Member for Badcoe

By email: badcoe@parliament.sa.gov.au

Dear Ms Stinson

A handwritten signature in blue ink that reads 'Jayne'.

Thank you for your recent correspondence regarding the potential traffic impacts of the redevelopment of the Morphettville Racecourse, including the impact on Park Terrace, South Terrace and surrounding streets. I note you have also written to the Minister for Infrastructure and Transport, the Hon Tom Koutsantonis MP.

The redevelopment proposal for the racecourse was the subject of a Ministerial Development Plan Amendment (DPA) in 2020 under the former *Development Act 1993*. A Traffic impact assessment was undertaken as part of this DPA and is included as a summary under section 4.2 of the DPA. For your reference, the DPA can be accessed on the PlanSA Portal online at https://plan.sa.gov.au/data/assets/pdf_file/0008/856853/Morphettville_Racecourse_DPA_-_approval.pdf.

The summary notes that the existing road network will be able to accommodate additional traffic volumes generated by the proposed redevelopment. The DPA notes that additional analysis would be required should an upgrade of the Anzac Highway and Morphett Road intersection be considered (as State-managed roads).

The DPA also recognises that further analysis of traffic impacts will be required at the development assessment stage for specific development proposals.

The development area is now located in the Urban Neighbourhood Zone under the Planning and Design Code (the Code) and any development would need to be assessed under the provisions of the Code, which includes Desired Outcomes and Performance Assessment provisions for traffic and traffic management (Performance Outcome (PO) 5.1 in the Zone).

The Code also contains Concept Plan number 115 within the Urban Neighbourhood Zone. This Concept Plan indicates the Park Terrace and Tennyson Road intersection would have an all directions turn out of the Morphettville site. It is likely that additional traffic will also use South Terrace for access. This would need to be considered by the relevant authority in making decisions concerning the site's development. There are no provisions in the Concept Plan for specific traffic management measures.



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Development assessment under the Code would generally be the responsibility of the Assessment Manager or Council Assessment Panel at the City of Marion, unless the applications are for buildings over four-storeys in height, which would be determined by the State Planning Commission.

The efficient and practical management of traffic on the local street network is also the responsibility of the City of Marion and is generally considered in the land division application process. As your query relates to the management of traffic impacts in the local street network, I encourage you to contact the council directly regarding these matters. The City of Marion can be contacted on 8375 6600 or via email at council@marion.sa.gov.au.

I trust this information is of assistance to you and your constituents.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized flourish extending to the right.

Hon Nick Champion MP
Minister for Planning

18 / 6 / 2023

cc: Hon Tom Koutsantonis MP, Minister for Infrastructure and Transport