

Details of Representations

Application Summary

Application ID	26009707
Proposal	Construction of a five-storey residential aged care facility comprising 143 accommodation units (supported accommodation), and 16 independent living units with associated fencing, car parking, outbuilding, landscaping and advertising signage and removal of five (5) regulated trees and two (2) significant trees Stage 1: Southern portion of building demolished and construction of Southern portion of new building and tree damaging activity Stage 2: Central portion of building demolished and construction of Central portion of new building Stage 3: Demolition of remainder of northern building and all remaining work
Location	29 -31 AUSTRAL TCE MORPHETTVILLE SA 5043

Representations

Representor 1 - Patrick Sweeney

Name	Patrick Sweeney
Address	25 Austral Terrace MORPHETTVILLE SA, 5043 Australia
Submission Date	26/05/2026 06:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons

Public notification documents have not been made available for public view. The relevant box states please contact PlanSA to view the plans (where you would normally click the link to download them) Is this the correct process? Do you need to begin the notification process again? I contacted PlanSA for a copy of the plans , however they have not been provided. Unable to support the proposal solely from the description within the nature of development.

Attached Documents

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6:48



29 -31 AUSTRAL TCE MORPHETTVILLE
SA 5043

CT5091/479

F9790AL510



Applicant:

Gregg Jenkins

Application ID:

26009707

Notified Elements:

Advertisement, Fence, Other – Residential, Tree-damaging activity & Retirement facility

Feedback

Decision Authority:

Assessment Panel/Assessment Manager at State Planning Commission

Close date:

Tuesday 16 June 2026 at 11:59 pm Australia/Adelaide

Documents:

Please contact PlanSA Service Desk on [1800 752 664](tel:1800752664) or PlanSA@sa.gov.au to obtain a copy of the Plans on Public Notification



plan.sa.gov.au



Representations

Representor 2 - Nicholas Jack

Name	Nicholas Jack
Address	1/33a Austral Terrace MORPHETTVILLE SA, 5043 Australia
Submission Date	27/05/2026 03:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

To Whom It May Concern, I am writing to formally lodge my objection to the proposed development at 29–31 Austral Terrace, Morphettville. As a local resident, I have significant concerns regarding the adverse impacts this development will have on the surrounding residential community, local infrastructure, and the existing character of the neighborhood. My specific grounds for objection are detailed below.

1. Traffic Congestion and Inadequate Parking The proposed development poses a severe threat to local traffic flow and parking availability: Insufficient Parking Offset: While the proposal notes an increase of 10 parking spaces compared to the current building, this is vastly inadequate for the projected surge in residents and staff. This shortfall will inevitably overflow onto the street. Existing Traffic Bottlenecks: Austral Terrace already struggles to cope with peak-hour traffic. Because Morphett Road is primarily accessed via Bray Street, Austral Terrace serves as the only alternative northern access point from Oaklands Road. Funneling significantly more vehicles into this specific, constrained grid will create severe traffic bottlenecks.

2. Visual Impact and Inconsistent Bulk/Scale Character Clash: A 5-story building is entirely inconsistent with the existing low-rise character of Morphettville. Streetscape Disruption: A structure of this scale visually dominates and disrupts the established streetscape, negatively impacting the community aesthetic and the visual amenity currently enjoyed by nearby residents.

3. Loss of Privacy and Overshadowing (Amenity) Overlooking: The multi-story nature of the building will lead to direct overlooking into the private backyards and living spaces of adjacent low-rise homes, severely compromising resident privacy. Loss of Natural Light: The height and mass of the structure risk significant shadowing over neighboring properties, reducing natural sunlight and compromising the quality of life for immediate neighbors.

4. Construction Phase Disruption The construction period will introduce prolonged, considerable disruption to an otherwise quiet residential pocket. The influx of heavy vehicle traffic, dust, and noise pollution will place an unreasonable burden on local residents' health and daily commutes.

5. Negative Impact on Property Values and Community Demographics An over-development of this scale risks altering the character, density, and demographic balance that makes this neighborhood desirable, which could subsequently negatively affect surrounding property values.

Conclusion For the reasons outlined above, I strongly oppose the proposed development at 29–31 Austral Terrace. I respectfully request that the Assessment Panel take these critical community impacts into consideration and reject or significantly scale back the current proposal. I look forward to being notified of the progress of this application and any upcoming public assessment panel meetings.

Yours sincerely, Nicholas Jack

Attached Documents

Representations

Representor 3 - Patrick Sweeney

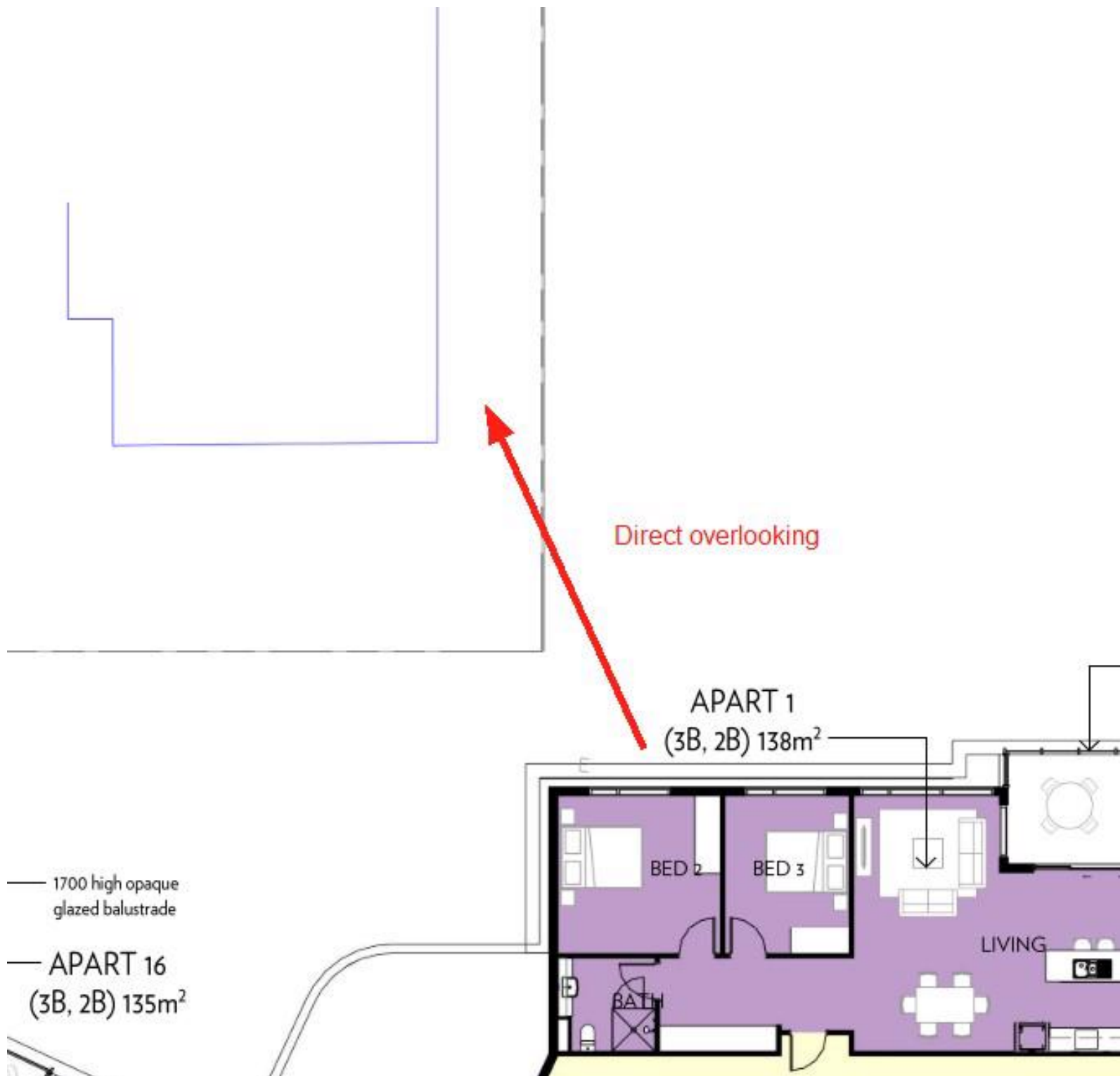
Name	Patrick Sweeney
Address	25 Austral Terrace, Morphettville, South Australia, 5043, AU MORPHETTVILLE SA, 5043 Australia
Submission Date	05/06/2026 09:20 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I am not opposed to the site being developed; however, the following matters warrant further consideration. The proposed development will result in both direct overlooking and perceived overlooking from the upper levels of the building toward the residential units at Nos. 25 and 27 Austral Terrace to the north. The north-eastern wing of the development, including the upper-level aged care rooms and aged care apartment, will have direct views into the private open space areas associated with some rear units at No. 27 Austral Terrace. In particular, Apartments 1 and 16 contain north-facing bedroom windows that overlook the bay windows and rear yard areas of the adjoining units. While the associated balconies incorporate 1.7-metre-high obscure glazed balustrades to mitigate overlooking, the bedroom windows remain clear glazed, leaving privacy outcomes dependent upon whether occupants choose to draw curtains or blinds. For consistency and to provide an effective and permanent privacy measure, these north-facing windows should also be obscured. In addition, the proposed north-western wing of the development is likely to present as visually dominant and overbearing when viewed from Unit 7/25 Austral Terrace. Consideration should therefore be given to redesigning this portion of the building to better align with the requirements of Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 in relation to the northern boundary interface.

Attached Documents

Direct-overlooking-1618843.jpg



Representations

Representor 4 - Bronwyn Daymond

Name	Bronwyn Daymond
Address	5/23 Austral Terrace MORPHETTVILLE SA, 5043 Australia
Submission Date	14/06/2026 05:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons I support this development as it will increase the number of aged care beds available, and will improve the overall look of the area.	

Attached Documents