



Fact Sheet

Southwark Grounds Code Amendment

The State Government is proposing to raise maximum and minimum building heights across the Southwark Grounds development site in Southwark (formally Thebarton) to maximise its potential as a thriving new residential and mixed-use community close to the city.

Southwark Grounds

Situated on the former West End Brewery site, Southwark Grounds is a landmark \$1billion development being managed by the State Government via Renewal SA.

Up to 1,300 new homes, designed to suit a range of demographics, are planned for the site with at least 20% designated as affordable housing. Alongside retail, commercial, hospitality and community opportunities, the development will also upgrade the Karrawirra Parri/River Torrens Linear Park to deliver a shared use path along the river, including a link under Port Road.

The development will also revitalise key heritage assets including the Walkerville Brew Tower, the 'Thebarton Cottage' foundations and the Riverside Gardens as part of a masterplan targeting 30% tree canopy coverage and a 6 Star Green Star Community Rating.

Proposed Changes

The current maximum height limits of 3 to 8 levels are considered limiting for such a significant development. To maximise the potential of this site, the Southwark Grounds Code Amendment proposes increasing maximum building heights to:

- **14 levels** on the eastern section of the land and
- **12 levels** across the rest of the site.

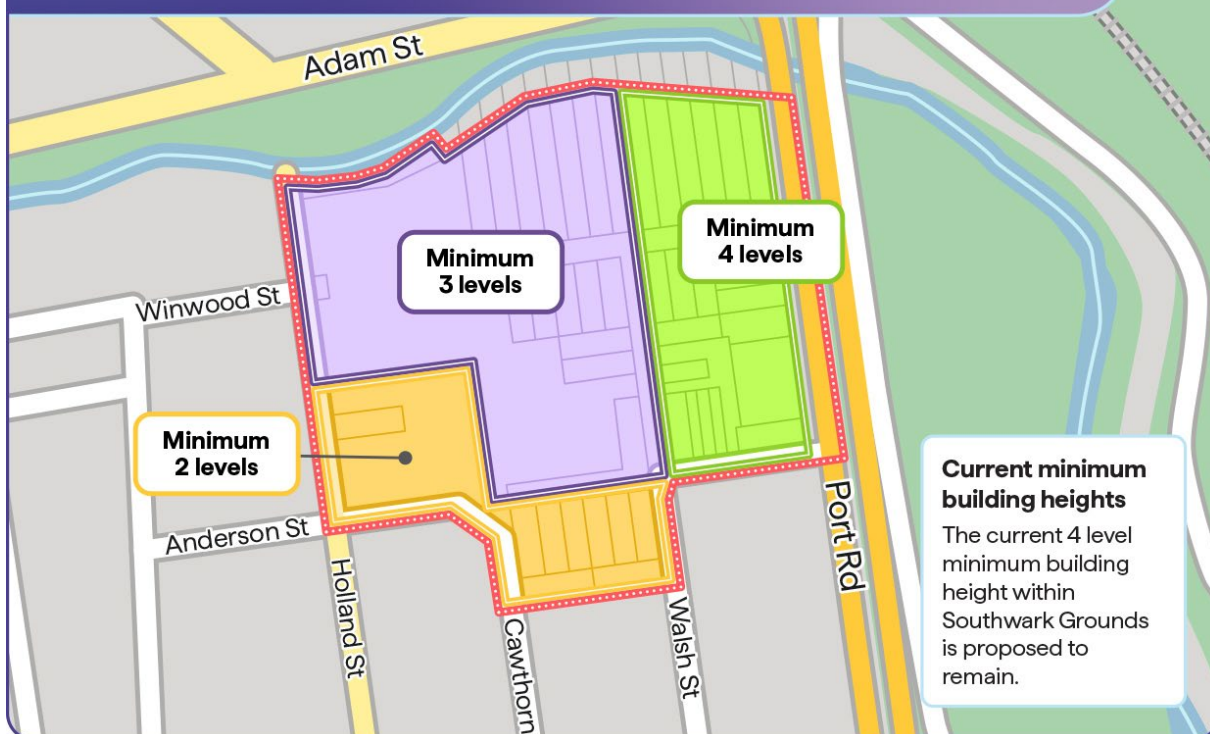
The code amendment also proposes introducing minimum building heights of **2 to 4 levels** across the site.

These changes support the [Greater Adelaide Regional Plan](#), which identifies Southwark Grounds as a State Significant Infill Area. This means it's a key location for increasing housing density and delivering more homes for South Australians in a well-connected area serviced by great public transport, employment, education and recreational facilities.

Proposed new maximum building heights for Southwark Grounds



Proposed new minimum building heights for Southwark Grounds



Public consultation

Public consultation on the Southwark Grounds Code Amendment is open until **11.59 pm on Friday 20 February 2026**.

Community and stakeholder feedback is important, and we invite you to provide feedback via the QR code below.

All feedback will be considered, collated and presented to the Minister for Planning who will decide whether to adopt, amend or decline the Southwark Grounds Code Amendment.

More information

Further information about this code amendment – including a copy of the draft code amendment document, a map showing the affected area, an FAQ document and feedback form – is available on the YourSAY website which can be accessed via the QR code below or the following url:

yoursay.sa.gov.au/southwark-grounds



More information about the Southwark Grounds development can be found on the Renewal SA project webpage: southwarkgrounds.com.au

Community information sessions

The YourSAY website also includes a link to register to attend one of our upcoming **community information sessions**. We welcome you to join us at one of the sessions to speak directly to the project team about the code amendment and ask any questions.

Contact information

Should you have any questions regarding the code amendment, or the public consultation process, please don't hesitate to contact the team via CodeAmendmentCoordination@sa.gov.au.