



What We Heard

Smithfield Regeneration Code Amendment

About the Smithfield Regeneration Code Amendment

The draft Smithfield Regeneration Code Amendment aims to provide much needed housing in a prime location between the existing railway line and shopping centre and introduces planning rules that encourage future development to include medium to high density housing across the affected area.

This would include medium-density housing such as town houses, row houses and semi and detached houses, and high-density housing like apartments and units.

The affected area includes the 33.5 ha former Smithfield army barracks site, transferred to the South Australian Government as part of the AUKUS agreement. The Housing Roadmap nominates this site to eventually accommodate over 1,500 dwellings (subject to master planning).

While rezoning the Renewal SA site to deliver more homes for South Australians was the catalyst for this code amendment process, broader residential and recreational areas have been included in the draft code amendment to maximise opportunities for regenerating the area to benefit the broader community, as well as residents in the new development.

The draft code amendment only proposes changes to planning rules for future development. It does not include any immediate development or physical changes to the area and does not mean there is a requirement for homeowners to develop in the future.

The affected area lies within the State Significant Infill Areas, as identified in the [Greater Adelaide Regional Plan](#).

From 13 November to 21 December 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft code amendment.

What we heard

More than 50 submissions were received from community, industry and state government agencies during the consultation.

The submissions provided varied overall levels of support for the draft code amendment with:

- 35% supportive with concerns
- 31% supportive
- 25% unsupportive
- 7% unspecified
- 2% impartial or neutral.

Key areas of support raised during consultation included:

- Support for the construction of more homes in the area, including development of the former defence site.
- Some calls for higher height limits around Smithfield Railway Station and the shopping centre.
- A suggestion for the application of minimum building heights to further encourage density.
- The provision of affordable housing is supported to allow more people to purchase homes.
- The consideration of public housing provision is encouraged.
- The inclusion of open space is a crucial component of development.
- Strong support for protection of the Smithfield Memorial Gardens and Oval precinct.
- Recognition of the benefits of medium to high density development in close proximity to existing train stations.
- The potential to create a transit oriented development that allows people to reduce car use.
- Support for new connector roads to be created, to improve access and connectivity within the precinct.
- Support for the provision of a diverse mix of housing options, including retirement living.

The most commonly raised issues during consultation included:

- General concerns about potential building heights and the change this represents to the existing neighbourhood character. Lower maximum building heights suggested.
- The potential for tall buildings to overshadow existing properties and create privacy issues.
- Concerns regarding traffic impacts from increased housing density on road networks that the community considers already at capacity.
- The need for road network upgrades and careful planning of any future traffic network.
- Concerns regarding increased density resulting in more on-street car parking, restricting road access for residents and emergency vehicles.
- Community safety concerns relating to increased density.
- A desire to retain and add as much native vegetation and tree canopy cover as possible.
- The impacts of growth on existing community services.
- Concerns regarding the risk of poor quality development occurring.
- The consideration of disability accessible housing is sought.
- Concerns regarding infrastructure capacity and constraints.
- An emphasis on connecting development with the surrounding community, including the shopping centre. Active transport connections (eg walking and cycling) are crucial

Engagement activities

The following engagement activities provided information to and gathered feedback from the community and stakeholders:

- YourSAy consultation website and online survey – 60% of submissions received, mostly from community
- PlanSA email address – 36% of submissions received, from government agencies, industry bodies, land owners and infrastructure providers
- PlanSA website online submission form – 1 submission received
- Hardcopy - 1 submission received from a community member
- 1 in-person community information session in Munno Para, with hard copy surveys available
- 1 in-person drop-in information stand at Munno Para shopping centre, with hard copy surveys available
- 1 online public information session via Zoom, hosted by DHUD
- presentation at DHUD's regular Policy Forum.

The consultation was promoted through media, social media, on the PlanSA website, and through the Planning Ahead and YourSAy e-newsletters. Letters were sent to state and local government agencies, MPs, Traditional Owners, community interest groups, landowners in the affected areas and industry bodies. Letters were also sent to all properties within and around the affected area.

Next steps

All feedback is now being collated and considered in greater detail in updating the Smithfield Regeneration Code Amendment. An engagement report is being prepared which will include further details about each of the themes/issues identified, submissions and feedback received, how these were considered and proposed updates to the draft code amendment in response to the feedback received.

Once completed, this report will be provided to the Minister for Planning to enable a final decision on the code amendment. The engagement report, along with the outcome of the code amendment and any further updates, will be published on the YourSAy and PlanSA websites.

More information

Contact: Code Amendment Team, DHUD

Visit YourSAy: yoursay.sa.gov.au/smithfield-regeneration

Email: CodeAmendmentCoordination@sa.gov.au