



What We Heard

Southwark Grounds Code Amendment

About

The Southwark Grounds Code Amendment proposes raising 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.

Situated on the former West End Brewery site, Southwark Grounds is a landmark \$1billion development being managed by the Government of South Australia 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.

What we heard

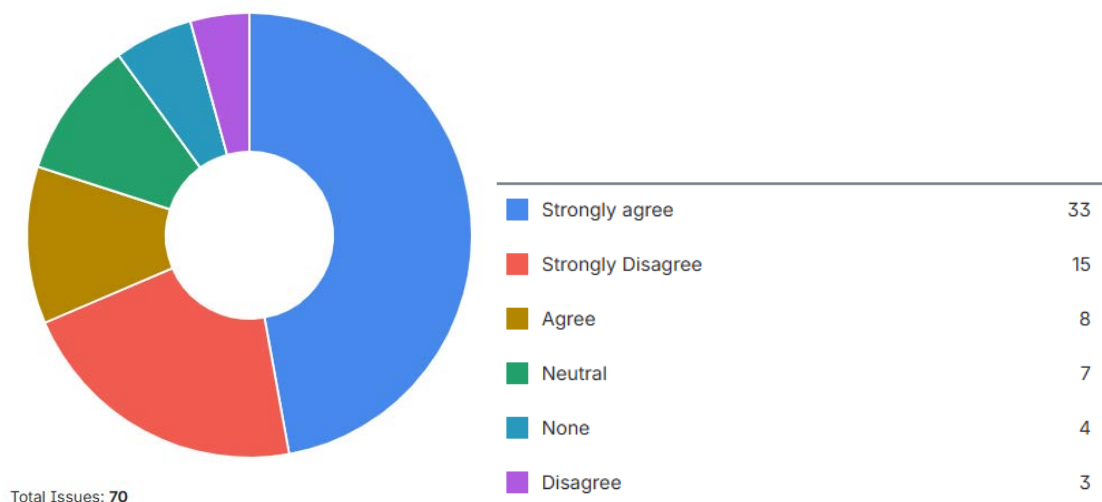
Public consultation on the proposed Southwark Grounds Code Amendment ran from 15 January until 20 February 2026.

We received 70 submissions during consultation from local community members, residents, members of the broader public, industry, utility providers, councils and state and federal government agencies.

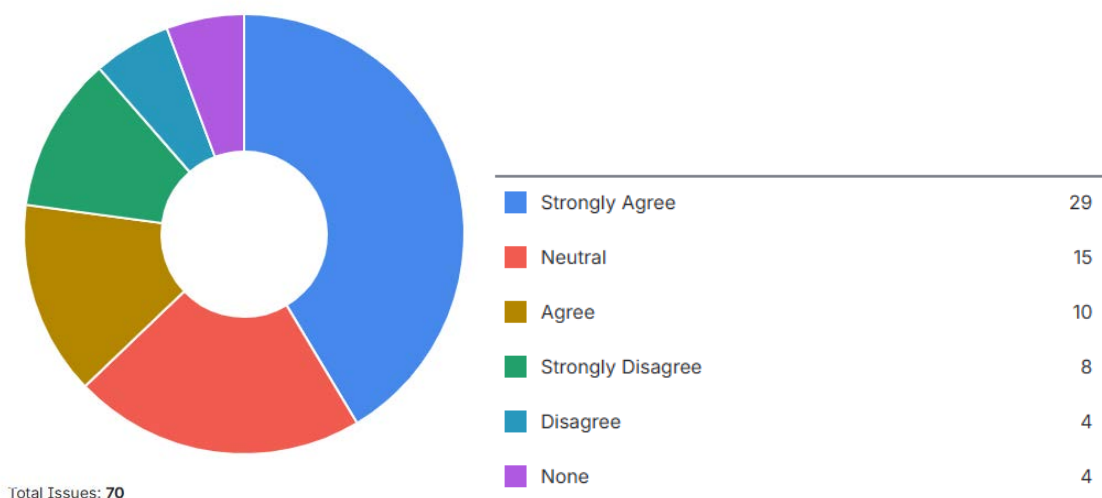
The majority of feedback received was from members of the public, accounting for 71% of all submissions. Thank you to all those who took the time to provide feedback.

The majority of submissions were supportive of code the amendment, with **58%** of submissions supportive of maximum building heights, and **55%** of submissions supportive of minimum building heights.

Agree with maximum building heights (12-14 levels)



Agree with minimum building heights (2-4 levels)



Key Themes

Key themes of support in the feedback were:

- more housing supply
- more homes close to the city, so more people have the opportunity to live close to work and public amenities
- the need to increase urban density to reduce urban sprawl across SA
- the opportunity to create a well-planned, high-density community close to the CBD, similar to successful examples in other major cities.

Key themes of concern in the feedback were:

- the impact of higher buildings in the area particularly on local amenity
- increased traffic in the local area and parking congestion
- whether local services can accommodate more people
- whether the new housing provided will be affordable.

Next Steps

All feedback received during the consultation is now being carefully considered in finalising the Southwark Grounds Code Amendment.

A full engagement report will be prepared, summarising the submissions and feedback received, how these were considered, and any proposed updates to the draft code amendment which was released for consultation.

Once complete, the engagement report and final code amendment will be submitted to the Minister for Planning to assist with final decision making.

The final outcome of the code amendment, along with the engagement report and any further updates, will be published on the YourSay and PlanSA webpages.

All participants who provided feedback will be notified of the outcome, and information on the outcome will be shared via the department's website, e-newsletter, and other communication channels.

Contact us

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

More information

More information on the Southwark Grounds Code Amendment is available on the YourSay webpage which can be accessed at: yoursay.sa.gov.au/southwark-grounds.