



Fact Sheet

Draft Smithfield Regeneration Code Amendment

Have your say on the draft code amendment and help shape the planning rules for future development in the area.

About the Smithfield Regeneration Code Amendment

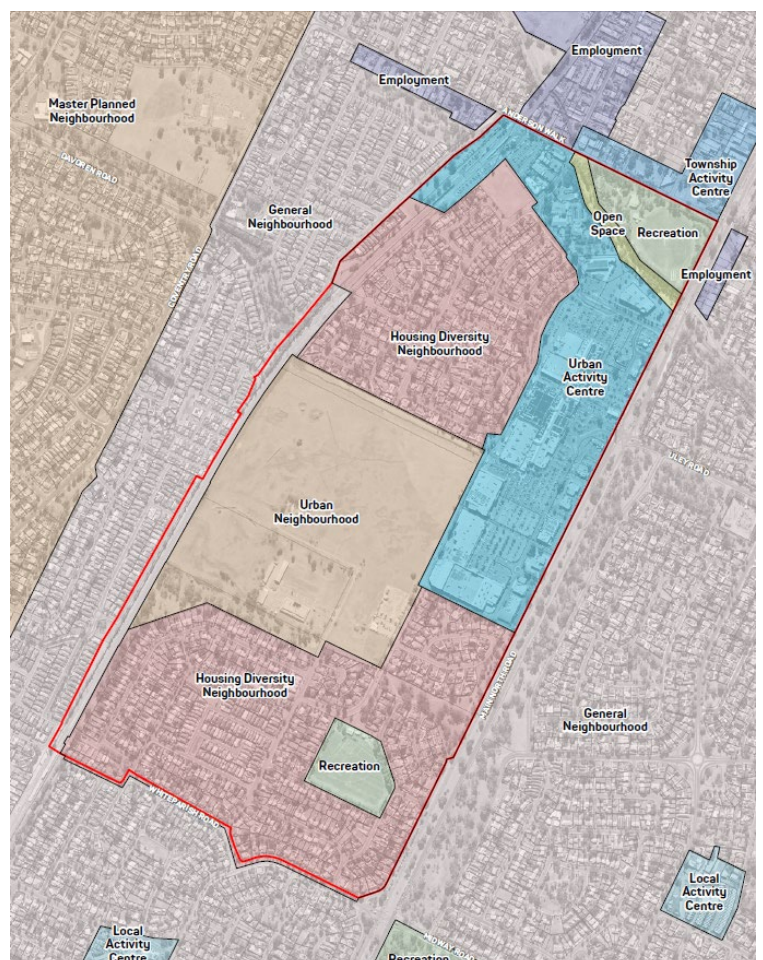
The Chief Executive of the Department for Housing and Urban Development is proposing changes to the planning rules to support the regeneration of land in Smithfield.

This change, called a code amendment, would rezone land to enable higher density residential development in Adelaide's north. The land identified for rezoning sits in a well-connected area close to public transport, schools, shops and open space.

The draft code amendment aims to provide much needed housing in this prime location and introduces planning rules that encourage future development to include medium to high density housing across the affected area.

This includes medium-density housing such as townhouses, semi-detached and detached homes, and row houses, as well as high-density housing like apartments and units.

Rezoning the area will help meet strong demand for housing in the northern suburbs and support the government's Housing Roadmap, which aims to increase the supply of land and homes across South Australia.



Where the draft planning rules apply

The affected area covers approximately 163.1 hectares within the City of Playford council area.

The area is located about 27 km north-east of Adelaide's CBD, positioned between the Munno Para Shopping Centre and the Adelaide to Gawler rail line.

It includes the 33.5 ha former Smithfield army barracks (Renewal SA site), Smithfield and Broadmeadows train stations, Munno Para Shopping Centre, surrounding residential neighbourhoods and several nearby reserves and open spaces.

The former barracks site was 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) and encourages a vibrant, well-designed community.

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 and benefit the broader community, as well as residents in the new development.

Proposed changes to the planning rules

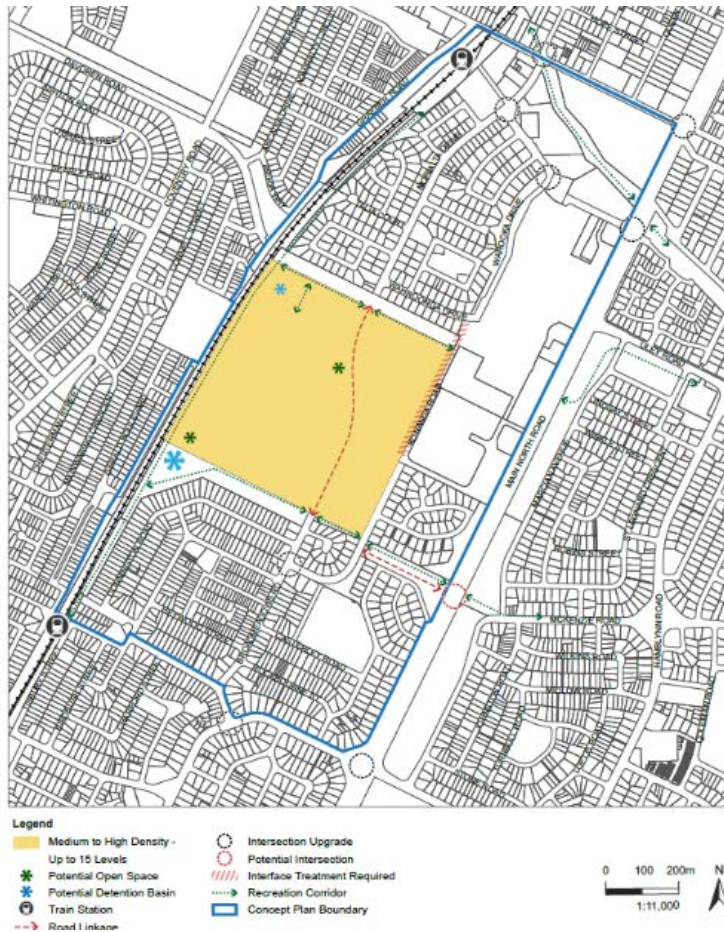
Key changes to the planning rules proposed in the draft code amendment are:

- rezoning Renewal SA's former Smithfield army barracks site to 'Urban Neighbourhood Zone' to enable medium to high density development
- rezoning the existing residential areas to the north and south of the Renewal SA site to 'Housing Diversity Neighbourhood Zone', with buildings up to 4 storeys, to encourage future development to include medium density housing
- rezoning the Smithfield Memorial Gardens and Oval precinct to 'Recreation Zone', to protect this important community recreation area
- applying a maximum building height of 15 levels on the Renewal SA site, to provide flexibility in how the anticipated number of homes can be achieved
- applying a new concept plan over the affected area to provide high-level guidance for future development.

While a maximum building height of 15 storeys is proposed for new development on the Renewal SA site and 4 storeys for the existing residential areas, there is no requirement for any new development to be built to that height.

In addition, the proposal outlines specific planning rules to improve access to affordable housing and introduces measures aimed at reducing noise and air pollution close to the railway line.

Importantly, 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 code amendment does not trigger any changes to residents' living circumstances within the affected area.

Draft concept plan for future development

The draft concept plan is included in the draft code amendment and is a high-level guide for how the affected area could be developed over time.

It outlines the intended layout for potential new roads, open spaces, infrastructure upgrades and the location of new housing and community facilities.

The concept plan ensures that future growth is coordinated, accessible and supports a vibrant, well-connected community.

The concept plan is included as part of the draft code amendment and is available for community feedback.

Investigations already completed

Before proposing the rezoning, a range of investigations were undertaken to make sure the land is suitable for housing.

These include:

- traffic and transport
- stormwater management
- infrastructure capacity
- noise (acoustic) and environmental conditions
- Aboriginal cultural heritage
- hazard risk.

These investigations show the land is appropriate for residential development and that any impacts can be managed.

Have your say

The consultation runs from Thursday 13 November to Sunday 21 December 2025.

To share your feedback:

- complete the online survey at: yoursay.sa.gov.au/smithfield-regeneration
- email: plansasubmissions@sa.gov.au (subject: Submission – Smithfield Regeneration Code Amendment)
- post your written feedback to:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

Next steps

All feedback will be considered in finalising the code amendment and all feedback will be captured in an engagement report.

The engagement report will be provided to the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the YourSAy website. Names and organisations will be included with published submissions. Personal addresses, email addresses and phone numbers will be redacted.

More information

For further information:

- visit the YourSAy website: yoursay.sa.gov.au/smithfield-regeneration
- email questions to: CodeAmendmentCoordination@sa.gov.au
- email CodeAmendmentCoordination@sa.gov.au to arrange a phone call with the team.