ENGAGEMENT PLAN

Inner West Code Amendment

By the Chief Executive, Department for Housing and Urban Development (the Designated Entity)



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Government of South Australia
Department for Housing and Urban Development

Overview

The Government of South Australia is proposing changes to planning rules in parts of the inner west to support additional housing and enable the development of vibrant mixed-use communities close to the city.

The draft Inner West Code Amendment (draft Code Amendment) has been prepared by the Chief Executive of the Department for Housing and Urban Development (the department) and proposes:

- rezoning parts of **Hindmarsh** to the Urban Corridor (Main Street) Zone to support medium to high density mixed-use development, while retaining opportunities for local employment and business activities.

- increasing maximum building heights to **20 levels / 70 metres in Hindmarsh**, with minimum building heights in selected locations.

- applying a precinct approach to off street car parking for dwellings at Southwark Grounds, allowing car parking to be provided in a consolidated manner rather than on a development-by-development basis

- correcting a previous zoning error along sections of **Henley Beach Road, Marion Road and Brooker Terrace** by reducing maximum building heights from 4 levels / 16.5 metres to **3 levels / 12.5 metres**, to reflect with the former Development Plan.

The proposed zoning changes align with the Greater Adelaide Regional Plan, which identifies the Hindmarsh precinct as a state significant infill area. The precinct is a key location for delivering more homes in a well-connected area with access to public transport, employment, education, and recreational facilities.

The Affordable Housing Overlay is proposed to apply to the areas rezoned to the Urban Corridor (Main Street) Zone. It seeks 15% affordable housing as part of developments proposing 20 or more dwellings or residential allotments.

The draft Code Amendment also proposes applying the Noise and Air Emissions, Design and Affordable Housing Overlays to rezoned areas; updating the Airport Building Heights (Regulated) Overlay to better align with Adelaide Airport's current Obstacle Limitation Surface; and applying street setback and interface height policies to manage impacts on nearby uses.

Public consultation will be open for 8 weeks from **Sunday 1 November 2026 to Monday 1 February 2027**. Community feedback is welcomed and will help shape the final version of the draft Code Amendment.

Proposed changes

The proposals in the draft Code Amendment affect three distinct areas:

1. Hindmarsh

The draft Code Amendment proposes rezoning:

- land in Hindmarsh currently in the Strategic Employment Zone, Suburban Business Zone and part of the Suburban Activity Centre Zone south of Orsmond Street to the Urban Corridor (Business) Zone
- land adjacent to Port Road between Park Terrace and South Road from the Suburban Activity Centre Zone to the Urban Corridor (Main Street) Zone
- the Urban Corridor Business Retail Subzone over the area bounded by South Road, Manton Street, Adam Street and Orsmond Street.

The code amendment proposes increasing maximum building heights to:

- **20 levels / 70 metres** over the affected area in Hindmarsh.

The draft Code Amendment also proposes introducing minimum building heights of **4 levels** in the proposed Urban Corridor (Main Street) Zone and Urban Corridor (Business) Zone.

The proposed zones include interface building-height provisions where development abuts a neighbourhood-type zone. These require development to fit within a building envelope based on a 45-degree or 30-degree plane measured from 3 metres above natural ground level at the allotment boundary. This provides a transition from taller buildings to adjoining lower-scale residential areas and helps manage interface impacts.

2. Southwark Grounds precinct

Building height changes for Southwark Grounds have already been implemented through the Southwark Grounds Code Amendment. The draft Code Amendment instead proposes a precinct approach to off-street car parking for dwellings at Southwark Grounds, allowing car parking to be provided in a consolidated manner rather than on a development-by-development basis.

3. Henley Beach Road, Marion Road and Brooker Terrace

The draft Code Amendment proposes correcting a previous zoning error along sections of Henley Beach Road, Marion Road and Brooker Terrace by reducing maximum building heights **from 4** levels / 16.5 metres to **3 levels / 12.5 metres**.

Affected areas

The affected area is located across the City of Charles Sturt and the City of West Torrens and comprises three distinct components.

Hindmarsh: land proposed to be rezoned to the Urban Corridor (Business) Zone or Urban Corridor (Main Street) Zone, together with land where changes to building heights, minimum building heights, street setbacks, interface heights and overlays are proposed.

Southwark Grounds: the separate Southwark Grounds Code Amendment, including its building-height changes, has already been completed and implemented. Southwark Grounds is included in the draft Code Amendment to propose a precinct approach for off-street car parking for dwellings at Southwark Grounds, allowing car parking to be provided in a consolidated manner rather than on a development-by-development basis.

Henley Beach Road, Marion Road and Brooker Terrace: selected land in the Housing Diversity Neighbourhood Zone where the current amendment proposes correcting maximum building-height settings. These areas are predominantly residential.

Engagement purpose

The purpose of this engagement is to inform and involve the local community and to consult key government and industry stakeholders about the code amendment, supporting the best possible planning outcomes.

The objective of the engagement is to:

- inform the local community, key stakeholders and the wider South Australian public about the proposed code amendment, including its purpose and rationale
- provide opportunities for local knowledge and views to be heard, understood and, where possible, incorporated into the code amendment
- explain the consultation process, including how people can provide feedback and ideas, ask questions and raise concerns
- seek expertise and recommendations from industry and government stakeholders to inform the code amendment.

Scope of influence

Stakeholders can influence the following:

- The zone and subzone selection for the affected area (noting there are standard rules to ensure consistency in the Planning and Design Code).
- Technical and Numeric Variations (TNVs), which tailor zone policies to achieve site-specific outcomes. The proposed TNVs changes relate to maximum building height, minimum building height, primary street setback and interface height.
- The overlays applied to the affected area and the proposed Southwark Grounds residential off-street car parking approach.

The following cannot be influenced:

- The geographical extent of the affected area that forms the basis of the code amendment.
- Other state-wide general development policies in the Planning and Design Code (the Code) that are outside the scope of this draft Code Amendment.

- Standard state-wide policies and wording contained in zones and overlays, except for the spatial application and TNVs proposed by this amendment.

- Instruments separate from the Code, such as the *Planning, Development and Infrastructure Act 2016* (the *Act*) and its associated regulations.

Key messages

The following key messages will underpin the engagement campaign.

General key messages

The Government of South Australia is proposing changes to planning rules in parts of the inner west to support more housing and enable the development of vibrant mixed-use communities close to the city.

The draft Code Amendment has been prepared by the Chief Executive of the department and proposes:

- rezoning parts of Hindmarsh to support medium to high density mixed-use development while enabling local employment and business opportunities

- increasing maximum building heights to 20 levels in Hindmarsh.

- applying a precinct approach to off-street car parking for dwellings at Southwark Grounds, allowing car parking to be provided in a consolidated manner rather than on a development-by-development basis

- correcting a previous zoning error along sections of Henley Beach Road, Marion Road and Brooker Terrace by reducing maximum building heights to 3 levels / 12.5 metres.

- The proposed zoning changes align with the Greater Adelaide Regional Plan, which identifies the Hindmarsh precinct as a state significant infill area. The precinct is a key location for delivering more homes in a well-connected area with access to public transport, employment, education and recreational facilities.

The Affordable Housing Overlay is proposed to apply to areas rezoned to the Urban Corridor (Business) Zone and Urban Corridor (Main Street) Zone. It seeks 15% affordable housing as part of developments proposing 20 or more dwellings or residential allotments.

The draft Code Amendment also proposes applying the Noise and Air Emissions, Design and Affordable Housing Overlays to rezoned areas; updating the Airport Building Heights (Regulated) Overlay to better align with Adelaide Airport's current Obstacle Limitation Surface; and applying street setback and interface height policies to manage impacts on nearby uses.

Proposed changes

The proposals in the code amendment affect three distinct areas:

1. Hindmarsh

The code amendment proposes rezoning:

- land in Hindmarsh currently in the **Strategic Employment Zone**, **Suburban Business Zone** and part of the **Suburban Activity Centre Zone** south of Orsmond Street to the **Urban Corridor (Business) Zone**

- land adjacent to Port Road between Park Terrace and South Road from the **Suburban Activity Centre Zone** to the **Urban Corridor (Main Street) Zone**

- the **Urban Corridor Business Retail Subzone** over the area bounded by South Road, Manton Street, Adam Street and Orsmond Street.

The code amendment proposes increasing maximum building heights to:

- **20 levels / 70 metres** over the affected area in Hindmarsh

The code amendment also proposes introducing minimum building heights of **4 levels** in the proposed Urban Corridor (Main Street) Zone and Urban Corridor (Business) Zone.

The proposed zones include interface building-height provisions where development abuts a neighbourhood-type zone. These require development to fit within a building envelope based on a 45-degree or 30-degree plane measured from 3 metres above natural ground level at the allotment boundary. This provides a transition from taller buildings to adjoining lower-scale residential areas and helps manage interface impacts.

2. Southwark Grounds precinct, Thebarton

The draft Code Amendment proposes applying a precinct approach to off-street car parking for dwellings at Southwark Grounds, allowing car parking to be provided in a consolidated manner rather than on a development-by-development basis. Building height changes for the site have already been implemented through the Southwark Grounds Code Amendment.

3. Henley Beach Road, Marion Road and Brooker Terrace

The draft Code Amendment proposes correcting a previous zoning error along sections of Henley Beach Road, Marion Road and Brooker Terrace by reducing maximum building heights from **4 levels / 16.5 metres** to **3 levels / 12.5 metres**.

Consultation key messages

- Community and stakeholder feedback is critical to getting the best planning outcome for each affected area.

- Feedback is encouraged and will help shape the final version of the amendment.

- All feedback will be reviewed, collated and presented to the Minister for Planning, who will decide whether to adopt the amendment (with or without changes) or decline it.

- Consultation will be open from Sunday **1 November 2026 to Monday 1 February 2027**.

- All consultation information, including the draft code amendment, summary fact sheet, maps of the affected areas, frequently asked questions, and feedback form are available on the YourSAy and PlanSA websites.

- The community is also invited to attend an online or in-person information session to meet members of the department team, learn more about the proposal, and ask questions. Attendance is free, but registration through the YourSAy website is required.

- Questions can also be emailed to the project team at PlanSA@sa.gov.au.

Frequently asked questions

Frequently asked questions (FAQs) will be developed to reduce the risk of misunderstanding about the scope, intent and details of the code amendment.

The FAQs will provide further information about the rationale for the draft Code Amendment, its revised scope, how the proposed zones will operate, what the changes may mean for current and future residents and businesses, how light, noise and site contamination will be managed, and how the consultation process will run.

Maps

A series of clear, easy-to-read maps has been developed to accompany the key messages. The maps show where the proposed zoning and building-height changes would apply in the Hindmarsh precinct. Noted the Housing Diversity Neighbourhood Zone changes are contained in the draft Code Amendment showing reduced maximum building heights from four to three levels.

Stakeholder and community mapping

Stakeholder	Level of interest	Nature of interest / impact	Stakeholder needs / expectations	Level of engagement
Local councils				
City of Charles Sturt	High	The local council must be directly notified and consulted under the *Act*.	Expect to be informed and engaged and have opportunities to provide feedback on the code amendment.	Consult
City of West Torrens	High	The local council must be directly notified and consulted under the *Act*.	Expect to be informed and engaged and have opportunities to provide feedback on the code amendment.	Consult
Local Government Association SA	High	Interest in ensuring local government has influence in matters affecting councils and communities.	Expect to be informed and engaged and have opportunities to provide feedback on the code amendment.	Consult
Ministers and local MPs				
Minister for Planning, the Hon Nick Champion MP	High	Decision maker on the code amendment.	Needs consultation to be undertaken in accordance with the Community Engagement Charter under the *Act*.	Consult
State Member for West Torrens Tom Koutsantonis MP	High	Represents the organisations and individuals in the electorate.	Expect to be informed and engaged and have opportunities to provide feedback on the code amendment.	Consult

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Federal Member for Adelaide Steve Georganas	High	Represents the organisations and individuals in the electorate.	Expect to be informed and engaged and have opportunities to provide feedback on the code amendment.	Consult
Industry				
Urban Development Institute of Australia SA division	Medium	Leading representative body for the urban development industry, including supporting organisations involved in creating homes for current and future communities.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Consult
Planning Institute of Australia	Medium	National body representing the planning profession.	Interested in supporting its members to create vibrant cities and thriving communities.	Consult
Property Council of Australia	Medium	National body representing Australia's property industry.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Consult
Master Builders SA	Medium	Peak body representing South Australia's building and construction industry.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Consult
Housing Industry Association	Medium	National body representing builders and the residential construction industry across Australia.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Consult

Stakeholder	Level of interest	Nature of interest / impact	Stakeholder needs / expectations	Level of engagement
Traditional Owners				
Kaurna Yerta Aboriginal Corporation RNTBC (KYAC)	High	Interest in impacts on Kaurna Country, cultural heritage, environmental impacts and opportunities to reflect and celebrate Kaurna knowledge and culture.	Expect to be consulted on how the code amendment may affect Kaurna Country and cultural heritage. Expect Kaurna representatives to have opportunities to input into the code amendment.	Consult
Government departments / agencies				
Renewal SA	High	Renewal SA is leading the development of Southwark Grounds. The separate Southwark Grounds Code Amendment has been completed; its interest in the current Inner West Code Amendment relates to the proposed residential off-street car parking rate of 0.75 spaces per dwelling.	Expect to be informed and involved in consultation on the proposed Southwark Grounds residential car parking rate.	Involve
Department for Infrastructure and Transport	High	Interest in the potential impacts of residential development on existing transport and utility infrastructure.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Involve
ODASA	High	Interest in interaction/impact with design and development values.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Involve

Stakeholder	Level of interest	Nature of interest / impact	Stakeholder needs / expectations	Level of engagement
Department for Environment and Water	High	Interest in the potential environmental impacts of the code amendment.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Involve
Environment Protection Authority	High	Interest in the potential environmental and pollution-related impacts of the code amendment.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Involve
SA Water	High	Interest in water supply to the area.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Involve
SA Police	Medium	Interest in development of the area.	Expect to be informed and engaged and have opportunities to provide expertise to influence the code amendment.	Consult
Surrounding community				
Affected landholders and occupiers (within a 60-metre radius)	High	Need to be notified of the code amendment.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult
Affected business owners (within a 60-metre radius)	High	Need to be notified of the code amendment.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult

Stakeholder	Level of interest	Nature of interest / impact	Stakeholder needs / expectations	Level of engagement
Wider City of Charles Sturt community	Medium	Need to be notified of the code amendment.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult
Wider City of West Torrens community	Medium	Need to be notified of the code amendment.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult
Wider SA public	Medium	The wider SA public may be interested in the development potential within the Inner West.	Expect to be able to access clear information about the code amendment and have opportunities to provide feedback, offer ideas and ask questions.	Consult
Other				
Community Alliance SA	High	Interest in planning and development changes and impacts to communities across SA.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult
Community Development Advocacy SA	High	Interest in planning and development changes and impacts on communities across South Australia.	Expect to be informed of the code amendment and have opportunities to provide feedback, ideas and ask questions.	Consult

Stakeholder	Level of interest	Nature of interest / impact	Stakeholder needs / expectations	Level of engagement
Adelaide Airport	High	Interest in interaction/impact of building heights with flight paths.	Expect to be consulted on building heights for future development and have opportunities to provide feedback on the code amendment.	Consult
Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers	High	Interest in providing services to new development in the affected area.	Expect to be consulted on changes to development intensity to forward-plan for service provision.	Consult

Engagement activities

This section outlines the activities that will be used to communicate and engage with stakeholders and the public during and after consultation.

Public consultation will run from **Wednesday 21 October 2026 to Wednesday 16 December 2026**.

When	What	Which stakeholders
Prior to consultation launch	**BRIEFING:** The code amendment team will meet with relevant local council officers to present the draft Code Amendment, answer questions and provide an overview of the upcoming engagement process.	The City of Charles Sturt The City of West Torrens

When	What	Which stakeholders
Consultation launch	**YOURSAY/PLANSA WEBPAGES:** At launch, both the PlanSA and YourSAy webpages will go live with all the consultation information including: • the draft Code Amendment • an overview of the proposal and fact sheet • clear maps showing the affected areas • a FAQ document • details of the community information sessions and a link to the PlanSA Eventbrite page • a survey for providing feedback • contact details for further questions.	All stakeholders
Consultation launch	**LOCAL RESIDENT/OWNER/BUSINESS LETTER:** A letter will be posted to all local residents, property owners and businesses outlining the proposal, the consultation process, where to find more information and options for providing feedback.	All local residents, property owners and businesses in the designated local catchment area.
Consultation launch	**KEY STAKEHOLDER LETTER:** A letter will be emailed to the key stakeholders outlining the proposal, the engagement activities, and options for providing feedback.	Key stakeholders identified in the stakeholder map above
Consultation launch	**MEDIA RELEASE:** A draft media release about the consultation will be prepared, subject to CE/MO interest.	All stakeholders and the wider SA public
During consultation	**YOURSAY PROMOTION:** YourSAy will promote the consultation through its monthly e-newsletter and Facebook page.	All stakeholders and the wider SA public

When	What	Which stakeholders
During consultation	**DHUD PROMOTION:** The department will promote the consultation via: • A carousel and news story on the PlanSA homepage • Article in the Planning Ahead e-newsletter • Facebook, LinkedIn and/or Instagram posts	All stakeholders
During consultation	**PAID SOCIAL MEDIA:** The department will fund a "boosted" Facebook post about the consultation targeted to inner west residents in and adjacent to the affected area.	Local residents and business owners
During consultation	**COUNCIL PROMOTION:** Both local councils will be given information and images to share with their communities about the proposal via their channels, at their discretion. We will also notify them of our social media posts should they wish to share them.	Local residents and business owners
During consultation	**COMMUNITY INFORMATION SESSIONS:** One online and one in-person community information session will be held. These will provide an opportunity to meet members of the department team, find out more about the proposal and ask any questions.	All stakeholders
During consultation	**OPEN EMAIL LINE:** The PlanSA email line will be open throughout consultation, providing a direct link to the project team, should anyone have any questions or concerns about the proposal.	All stakeholders
Post consultation	**WHAT WE HEARD REPORT AND PARTICIPANT SURVEY:** After consultation concludes, all participants will receive a what we heard report providing an initial summary of the feedback, an outline of the next steps and a satisfaction survey about their experience of the consultation process.	Consultation participants

When	What	Which stakeholders
Once a decision has been made	**YOURSAY/PLANSA WEBPAGE UPDATE:** Once a decision has been made, the project webpages will be updated with a summary of the outcome, the final code amendment and the engagement report. The engagement report will describe the activities undertaken, the feedback received, the department response and any changes made to the proposal in response to that feedback.	All stakeholders
Once a decision has been made	**KEY STAKEHOLDER AND PARTICIPANT LETTER:** All key stakeholders and consultation participants will receive an email summarising the outcome and providing links to the final code amendment and engagement report.	Consultation participants and key stakeholders
Once a decision has been made	**DHUD PROMOTION:** The outcome of the consultation will be promoted via the PlanSA website, social media channels and the Planning Ahead e-newsletter.	All stakeholders

Reporting

The department project team will collate, analyse and report on all feedback received during the engagement, including feedback from meetings, emails, written submissions and surveys. After the consultation period, an engagement report will be prepared in accordance with section 73 of the *Act*. It will summarise:

- the engagement activities undertaken and how they were promoted
- the feedback received across all platforms, including the key issues raised
- the department response to the feedback and any resulting changes to the final code amendment.

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	Engagement will occur before and during consultation on the draft outline when there is an opportunity for influence. Stakeholders directly impacted by the proposed infrastructure scheme investigations will be directly consulted and provided with opportunities to engage throughout the consultation period. Pre-consultation engagement and feedback received during consultation will contribute to the refinement of the draft outline and future investigations. A variety of opportunities will be provided for stakeholders to receive information and genuinely seek input. Easy to understand information released to help audiences understand why it is relevant to them and how they can have their say. The Designated Entity is available to answer questions through the engagement process through the PlanSA Service Desk hotline. A What We Heard summary will be prepared outlining key themes raised during consultation, how feedback informed refinements to the draft outline and the next steps in the process.
Engagement is inclusive and respectful	Stakeholders will have the opportunity to submit feedback through multiple formats: • PlanSA feedback form • Letter • Email Background information will be readily available and all information will be provided in clear and accessible language, and will not assume prior knowledge. Timelines sufficient for people to hear/see the opportunity to have a say. The department staff will be available to respond to enquiries to provide any clarity during the engagement.

Charter principle	How does your engagement approach/activities reflect this principle in action?
	Information is delivered via a variety of formats, digital, in-person and hard copy. An interpreting service will be made available for persons who speak a language other than English.
Engagement is fit for purpose	The consultation is targeted because the draft outline relates to investigations for a proposed infrastructure scheme and consultation is focused on identified stakeholders. • Communications material will clearly explain the purpose of the draft outline, proposed investigations and how stakeholders can participate. • Stakeholders directly impacted will be directly communicated with via letter/email. Engagement activities have been tailored to the identified stakeholder groups and consultation requirements. • Landowners directly impacted will be targeted directly by the engagement (i.e. letters and email) • Stakeholders with specific interests will be directly communicated with • Stakeholders will be informed through a variety of channels appropriate to the targeted consultation approach.
Engagement is informed and transparent	Relevant information will be made available to stakeholders through consultation materials and the PlanSA website. Information clearly articulates key areas of interest, what we are gathering feedback on, how participants can get involved and how feedback will be used. Submissions will be acknowledged and advised of next steps in the process. A What We Heard summary will be provided to participants and made available to stakeholders.
Engagement is reviewed and improved	Engagement and opportunities for improvement will be reviewed following consultation and reflected in future engagement activities where appropriate.

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Provide participants with access to a What We Heard summary outlining key themes raised during consultation, how feedback informed refinements to the draft outline and the next steps in the process.	Communications and Engagement team, the department	As soon as practicable post-consultation
Notify stakeholders and submitters of consultation outcomes, the finalised draft outline and next steps.	Communications and Engagement team, the department	Following finalisation of consultation outcomes
Update the PlanSA website with consultation outcomes, the finalised draft outline and next steps.	Communications and Engagement team, the department	Following finalisation of consultation outcomes