Government of South Australia
Department for Housing and Urban Development

Frequently Asked Questions

Inner West Code Amendment

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.

Q – What is a code amendment?

A – A code amendment is the formal process used to change the Planning and Design Code (the Code), which contains the planning rules that determine what can be developed on land across the state. A code amendment can change planning policies, zoning, overlays, building heights, land use rules, or mapping that applies to particular sites, suburbs, regions, or even the whole state.

Examples include:

- rezoning land (for example, changing industrial land to a mixed-use or residential zone)
- increasing or reducing building height limits
- introducing affordable housing requirements.
- adding or updating overlays (such as flood, bushfire, heritage, or airport-related overlays)
- changing planning policies for specific land uses such as tourism, housing, industry, or environmental protection.

Q – What is proposed in the draft Inner West Code Amendment?

A – The proposal includes changes across three areas:

Hindmarsh

The draft Inner West Code Amendment (draft Code Amendment) proposes to:

rezone the **Strategic Employment Zone**, **Suburban Business Zone** and the part of the **Suburban Activity Centre Zone** south of Orsmond Street to the **Urban Corridor (Business) Zone**, with the **Urban Corridor Business Retail Subzone** applying to the area bounded by South Road, Manton Street, Adam Street and Orsmond Street

- rezone the part of the **Suburban Activity Centre Zone** north of Orsmond Street, including the continuation of its alignment to Adam Street, to the **Urban Corridor (Main Street) Zone.**

The draft Code Amendment proposes increasing maximum building heights to:

- **20 levels / 70 metres** across 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) and Urban Corridor (Business) Zone areas north of the River Torrens.

For land proposed to be rezoned to the Urban Corridor (Business) Zone, minimum primary street setbacks of **2 metres in Hindmarsh** are also proposed.

The proposed Urban Corridor zones include interface building height provisions where development adjoins a neighbourhood-type zone. North of the River Torrens, development would be required to fit within a 45-degree plane, and within a 30-degree plane at a southern boundary, measured from 3 metres above natural ground at the allotment boundary. These provisions help taller development transition to nearby lower-scale residential areas.

The draft Code Amendment also proposes to apply the Noise and Air Emissions Overlay, Design Overlay and Affordable Housing Overlay to land in Hindmarsh where proposed to be rezoned to the Urban Corridor zones. The Affordable Housing Overlay seeks 15% affordable housing in developments proposing 20 or more dwellings or residential allotments.

Southwark Grounds

Building-height changes for the Southwark Grounds precinct have been implemented through the Southwark Grounds Code Amendment. The draft Code Amendment does not propose further changes to building heights for Southwark Grounds.

The draft Code Amendment proposes to enable a precinct approach to off-street car parking for development over the Southwark Grounds precinct, 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

The draft Code Amendment seeks to correct a previous transition error in parts of the Housing Diversity Neighbourhood Zone by reducing the maximum building height from **4 levels / 16.5 metres** to **3 levels / 12.5 metres**.

Q – How will current local businesses in the area and potential new residential communities exist together and be compatible? How will impacts be mitigated?

A – Existing businesses can continue to operate under their existing land-use rights. The proposed Urban Corridor (Business) and Urban Corridor (Main Street) zones support mixed-use development while retaining opportunities for commercial and light-industrial activities.

New residential or other sensitive development would need to be designed for nearby lawful commercial activities. The Noise and Air Emissions Overlay, Ministerial Building Standard 010 and the Planning and Design Code's Interface Between Land Uses policies address matters such as noise, vibration and air emissions. Development applications would be assessed case by case.

Q – What can the community influence?

A – Stakeholders can influence the following:

- the zone and subzone selection for the affected area, noting there are standard rules to ensure consistency in the Code
- Technical and Numeric Variations (TNVs), which enable zones to be tailored to shape site-specific outcomes; in this instance, changes to Maximum Building Height, Minimum Building Height, Primary Street Setback and Interface Height TNVs are proposed
- the overlays applied to the affected area, noting they have been selected based on Code drafting principles
- the proposed change to off-street car parking for the Southwark Grounds precinct.

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 outside the scope of this code amendment
- standard state-wide policies and wording contained in zones and overlays, except for the spatial application of zones, subzones, overlays and TNVs proposed by this draft Code Amendment
- instruments that are separate from the Design Code, such as the *Planning, Development and Infrastructure Act 2016* (the Act) and its associated regulations.

Q – Will increasing building heights impact aircraft operations in the area?

A – The Code contains controls that protect Adelaide Airport's operations. The Airport Building Heights (Regulated) Overlay requires referral when a development application exceeds the mapped height, and protected airspace controls would continue to apply.

The draft Code Amendment proposes to update the Airport Building Heights (Regulated) Overlay over the affected area to better align with the current Obstacle Limitation Surface used by Adelaide Airport to protect flight paths. Any proposal that penetrates protected airspace would continue to be referred to Adelaide Airport Limited for direction and is not guaranteed for approval.

Q – Will heritage places be affected by this draft Code Amendment?

A – No changes are proposed to existing State or Local Heritage Places or to the Heritage Adjacency Overlay. These overlays will continue to protect the heritage and cultural values of identified places and guide development on or near them.

Q – How can I provide feedback on the draft Code Amendment and what will happen to my feedback?

A – Public consultation will be open for eight weeks, from **Sunday 1 November 2026 to Monday 1 February 2027**.

You can provide feedback using the feedback form on the Inner West Code Amendment pages on the YourSAy and PlanSA. Questions can be emailed to CodeAmendmentCoordination@sa.gov.au.

The department's project team will collate, consider and report on all feedback received during the engagement including from meetings, emails, written submissions and surveys. An engagement report will be prepared after the consultation period and will summarise:

- what engagement activities were undertaken
- the feedback received and the key issues raised
- department's responses to the feedback and any changes to the final code amendment as a result.

The engagement report will be submitted to the Minister for Planning, who will decide whether to adopt the code amendment, with or without changes, or determine that the code amendment should not proceed.

Following consultation, participants will receive an initial feedback summary, advice about next steps and an invitation to complete a satisfaction survey. Once a decision has been made, the engagement report and final code amendment will be published on the YourSAy and PlanSA webpages.

Q – Where can I find out more about this code amendment?

A – Further information, including the draft code amendment, maps and consultation details, will be available on the Inner West Code Amendment project webpages on YourSAy and PlanSA. Questions can be emailed to CodeAmendmentCoordination@sa.gov.au.

Online and in-person community information sessions will be held during consultation. These sessions will provide an opportunity to learn more about the proposal, speak with members of the project team and ask questions. Dates and registration information for all session are available at: plansaevents.eventbrite.com.