Government of South Australia
Department for Housing and Urban Development

Fact Sheet

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.

Overview

The draft Inner West Code Amendment has been prepared by the Chief Executive of the Department for Housing and Urban Development (the department). Public consultation will open on Sunday 1 November 2026. The draft Code Amendment proposes:

- rezoning parts of **Hindmarsh** to support medium to high-density residential and mixed-use development while preserving local employment and business opportunities
- 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 development in the Southwark Grounds precinct, 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**, consistent 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. This 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 land in Hindmarsh being rezoned to the **Urban Corridor (Business) Zone** and **Urban Corridor (Main Street) Zone**. The Overlay seeks 15% affordable housing as part of developments proposing 20 or more dwellings or residential allotments.

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

Public consultation will be open for eight weeks from **Sunday 1 November 2026 to Monday 1 February 2027**. Community and stakeholder feedback is welcomed and will help inform the final code amendment. Information on how to provide feedback is outlined below.

Proposed changes

The draft Code Amendment proposes changes to three distinct areas, outlined below.

Detailed maps showing the affected area with proposed changes are available on the YourSAy website: yoursay.sa.gov.au/innerwest.

1. Hindmarsh

The draft Code Amendment proposes the following zoning changes:

land in Hindmarsh currently in 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**

the part of the **Suburban Activity Centre Zone** north of Orsmond Street to the **Urban Corridor (Main Street) Zone**

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

The draft Code Amendment proposes increasing maximum building heights (refer **Figure 1**) 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) and Urban Corridor (Business) Zone areas north of the River Torrens.

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

The proposed zones include interface building height provisions where development abuts a neighbourhood-type zone. North of the River Torrens, development is proposed to fit within a building envelope provided by a 45-degree plane and, at a southern boundary, a 30-degree plane, measured 3 metres above natural ground level at the allotment boundary. These provisions provide a transition from taller buildings to adjoining lower-scale residential areas and help manage interface impacts.

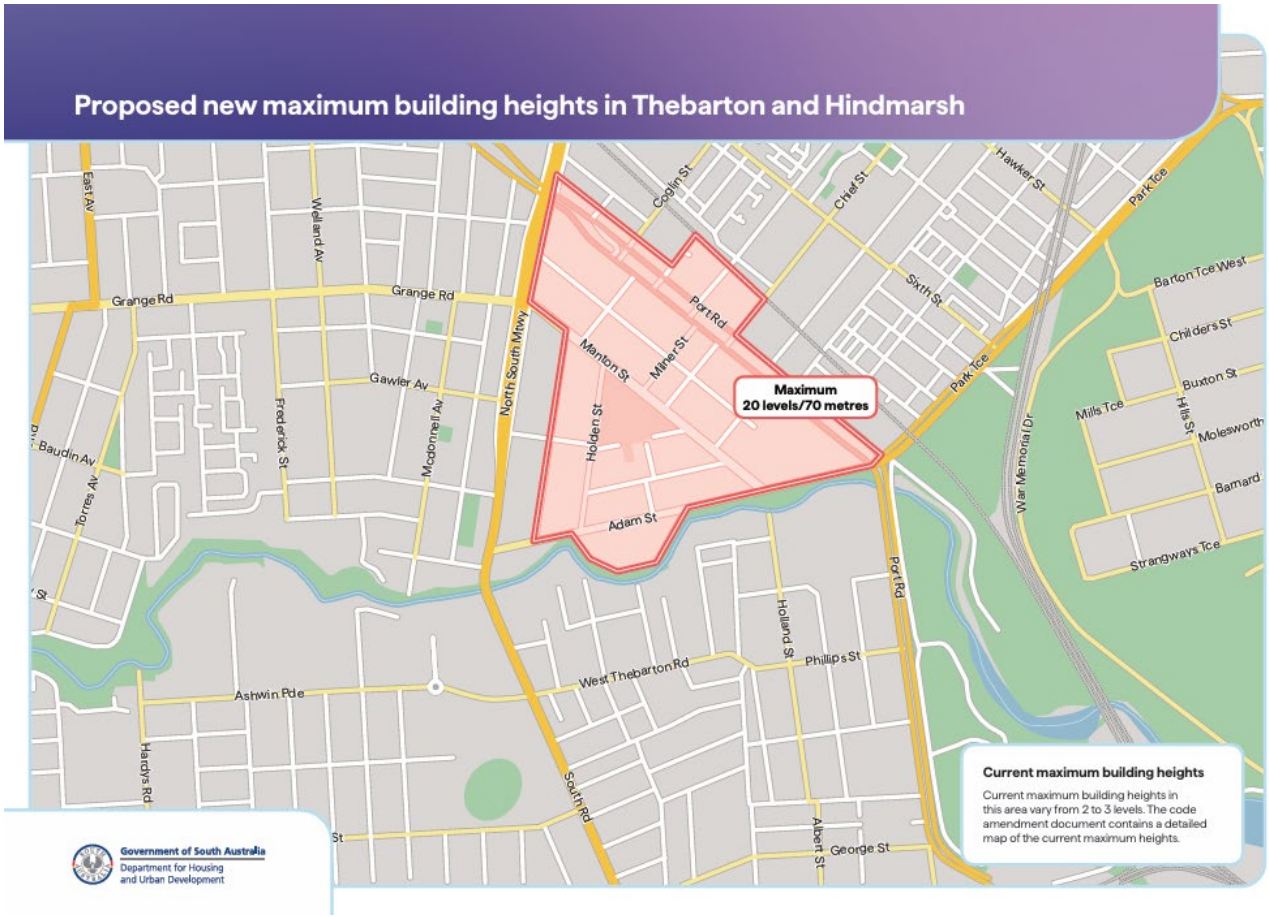


Figure 1: Proposed new maximum building heights in Hindmarsh

2. Southwark Grounds

Building height changes for the Southwark Grounds precinct have already been implemented through the Southwark Grounds Code Amendment. 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.

3. Henley Beach Road, Marion Road and Brooker Terrace

The draft Code Amendment proposes to correct a previous zoning error in the Housing Diversity Neighbourhood Zone 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**.

Public consultation

Community and stakeholder feedback is critical to achieving the best planning outcome for each affected area. Public consultation will be open from **Sunday 1 November 2026 to Monday 1 February 2027**.

Feedback is welcomed and will help shape the final version of the code amendment. All feedback will be collated and presented in an engagement report to the Minister for Planning, who will decide whether to adopt the code amendment—with or without changes—or determine that it should not proceed.

You can submit your feedback on the draft Code Amendment by:

The PlanSA online submission form

The YourSAy online survey

Email to PlanSASubmissions@sa.gov.au (Subject line: Submission – Inner West Code Amendment)

Post: Attention: Inner West Code Amendment, Department for Housing and Urban Development, GPO Box 1815, Adelaide SA 5001.

More information

The draft Code Amendment, fact sheet, affected-area maps, frequently asked questions and consultation details will be available on the YourSAy and PlanSA websites.

Community information sessions

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.

Contact information

Questions about the draft code amendment or consultation process can be emailed to CodeAmendmentCoordination@sa.gov.au.