



Agenda Report for Decision

Meeting Date: 23 January 2025

Item Name	Code Amendment initiation advice to the Minister for Planning – Proposal to Initiate the Inner West Code Amendment	
Presenters	Rhiannon Hardy and Daniel Clapp	
Purpose of Report	Decision	
Item Number	4.2	
Strategic Plan Reference	N/A	
Work Plan Reference	N/A	
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment.	
Related Decisions	Nil	
Conflicts Declared	David O'Loughlin	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment.
2. Advise the Minister that it:
 - 2.1 Recommends approval to initiate the Inner West Code Amendment under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following condition applied under section 73(5) of the Act:
 - a) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - 2.2 Recommends that the Chief Executive of the Department for Housing and Urban Development (the Department) be the Designated Entity for undertaking the Code Amendment process.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:

- Department for Infrastructure and Transport
 - Renewal SA
 - Adelaide Airport Limited
 - Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters (**Attachment 3** and **Attachment 4**).
 5. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 2**.
 6. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

Background

On 21 March 2024, the Commission resolved to provide advice to the Minister recommending initiation of the Thebarton Mile End Urban Corridor Zone Review Code Amendment, with the Chief Executive as the Designated Entity.

Since that time, the Minister has considered the proposed initiation and requested changes to expand the affected area and subsequently amend the scope of the Code Amendment.

The proposal to initiate has been amended in response to this request, renamed to the 'Inner West' Code Amendment, and approved by the Chief Executive.

Before the proposal to initiate is presented back to the Minister, advice of the Commission is required. Section 73(2)(b)(i) of the Act provides that a proposal to amend the Planning and Design Code (the Code) may be initiated by the Chief Executive with the approval of the Minister, acting on the advice of the Commission. The Commission's role includes the following matters:

- Undertaking a strategic assessment against the State Planning Policies and relevant Regional Plan and providing advice to the Minister.
- Specifying any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act
- Specifying any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with draft advice to the Minister in relation to the initiation proposal submitted by the Chief Executive (**Attachment 1**).

Discussion

Scope of the Amendment

The Inner West Code Amendment (the Code Amendment) proposes to review:

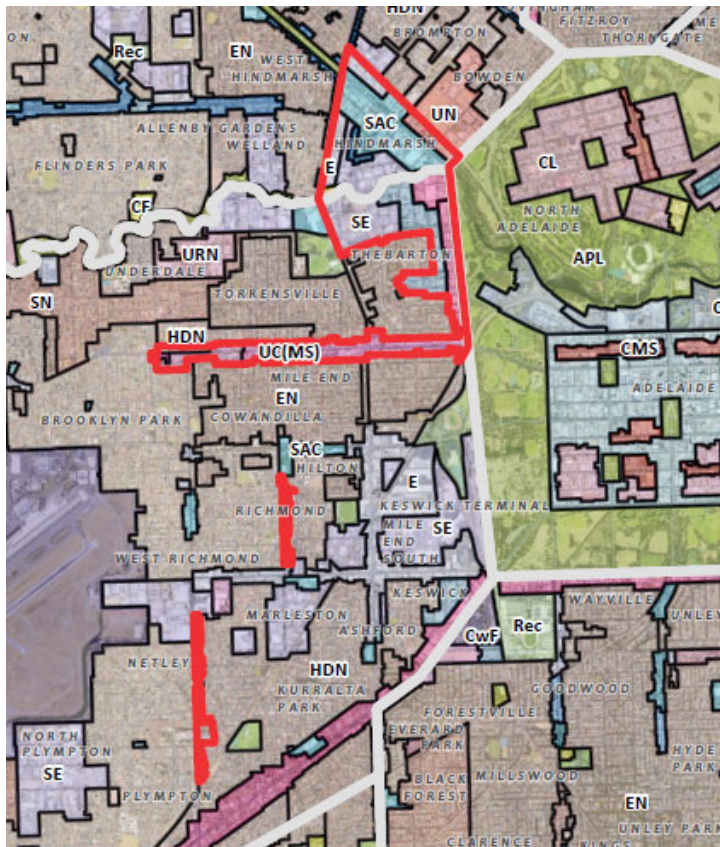
- building height and primary street setback allowances in the Urban Corridor Zones in the inner western areas of Adelaide, with a view to ensuring design flexibility and achieving desired outcomes, while considering applicable policy in any locations that are particularly constrained by interface with adjacent residential areas to ensure local streetscape character issues can be suitably managed

- zoning in Hindmarsh, along with the Strategic Employment Zone south of the River Torrens in Thebarton, to consider if any areas are suitable for medium-to-high density mixed-use development
- building height technical and numeric variations (TNVs) in three areas in the Housing Diversity Neighbourhood Zone (along Henley Beach Road, Brooker Terrace, and Marion Road) to align building heights with the former West Torrens Council Development Plan.

The second and third dot points are the additional matters added to the scope of the Code Amendment in response to the Minister's requests.

The affected area reflects those contained in the previously proposed Thebarton and Mile End Urban Corridor Review Code Amendment, along with new areas requested by the Minister for Planning to align with inner west urban renewal areas identified in the draft Greater Adelaide Regional Plan.

The affected area and current zoning are shown in the figure below.



Further detail on the scope of the Code Amendment is set out in the proposal to initiate in **Attachment 1**.

Advice to the Minister

The attached draft advice from the Commission to the Minister (**Attachment 2**) sets out the statutory and procedural elements that must be considered as part of the initiation of a Code amendment.

Planning and Design Code Zoning

The affected area is located within the following zones:

- Urban Corridor (Boulevard) Zone
- Urban Corridor (Main Street) Zone
- Urban Corridor (Living) Zone
- Urban Corridor (Business) Zone
- Urban Neighbourhood
- Employment Zone
- Strategic Employment Zone
- Suburban Business Zone
- Suburban Activity Centre Zone
- Open Space Zone
- Community Facilities
- Housing Diversity Neighbourhood

The following Overlays apply to the land:

- Advertising Near Signalised Intersections
- Aircraft Noise Exposure
- Airport Building Heights (Regulated)
- Affordable Housing
- Building Near Airfields
- Design
- Future Road Widening
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Historic Area
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Noise and Emissions
- Prescribes Wells Area
- Regulated and Significant Tree
- State Heritage Place
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Land surrounding the affected area is within the Urban Corridor (Business) Zone, Established Neighbourhood Zone, General Neighbourhood Zone, Housing Diversity Neighbourhood Zone, Suburban Activity Centre Zone, Recreation Zone, Adelaide Park Lands Zone, Open Space Zone

The advice recommends the Minister approves the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Code Amendment seeks to review building height and primary street setback allowances in the Urban Corridor Zones adjacent to Henley Beach Road and Port Road. This review seeks to enable design flexibility to achieve desired outcomes, considering applicable policy in any locations that are particularly constrained by interface with adjacent residential areas to ensure local streetscape character issues can be suitably managed. It also seeks to review the zoning in Hindmarsh and in the Strategic Employment Zone south of the River Torrens in Thebarton, with a view to identifying any locations suitable for medium-to-high density mixed-use development. In these areas, land use compatibility will require careful consideration.

Further strategic considerations and discussion are provided in **Attachment 2**.

Procedural considerations

The Proposal to Initiate meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 2**).

Conditions proposed and items specified

It is recommended the Commission recommend a condition to be specified by the Minister, pursuant to section 73(5)(b) of the Act, which requires the Code Amendment be prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

In addition, it is recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 2**).

It is noted that, in accordance with section 44(6) of the Act, a proposal to amend a designated instrument relevant to one or more councils must provide for consultation with that council. Accordingly, the City of West Torrens and City of Charles Sturt must be consulted.

No investigations have been recommended to be specified by the Commission under section 73(6)(f) of the Act beyond which have been identified by the Chief Executive in the Proposal to Initiate.

It is noted that, given the Code Amendment seeks to increase the potential yield of some locations in the Urban Corridor zones, car parking may be raised as a concern through the engagement process. The Code's Transport, Access and Parking General Development Policies already prescribe car parking rates and guiding policies to ensure suitable car parking is provided for various forms of development in Urban Corridor zones, which naturally increases depending on the intensity of development. Accordingly, car parking investigations have not been recommended.

Attachments:

1. Proposal to Initiate the Inner West Code Amendment (#22658487)
2. State Planning Commission Advice to the Minister (#22531858)
3. Draft approval letter to The Chief Executive of the Department for Housing and Urban Development (#22549550)
4. Draft approval letter to the City of West Torrens and City of Charles Sturt (#22540218 & 22558253)

Prepared by: Daniel Clapp and Rhiannon Hardy

Endorsed by: Brett Steiner, Director Strategic Planning

Date: 14 January 2024

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING & DESIGN CODE

Inner West Code Amendment

By the Chief Executive (the Designated Entity)

Contact details:

PlanSA

Email: plansa@sa.gov.au

Phone: 1800 752 664



(Signature)

CHIEF EXECUTIVE, DEPARTMENT FOR HOUSING AND
URBAN DEVELOPMENT

Date: 09 / 01 / 2025

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.

(Signature)

MINISTER FOR PLANNING

Date:

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1. INTRODUCTION

The Chief Executive of the Department for Housing and Urban Development (the Chief Executive) seeks to amend the Planning and Design Code (the Code) pursuant to section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Inner West Code Amendment (the Code Amendment) proposes to review policies, particularly those relating to building heights, in the inner western areas of Adelaide. The following matters will be reviewed:

- Technical and Numeric Variation (TNV) settings in areas zoned Urban Corridor adjoining Port Road and Henley Beach Road in Mile End, Thebarton, Brooklyn Park and Torrensville, to ensure built form outcomes, particularly regarding building height, are suitable to maximise potential while having regard to adjacent low scale neighbourhoods
- zoning in Hindmarsh and Thebarton to determine if there are any locations where medium-to-high density residential development may be appropriate in conjunction with existing commercial activity
- maximum building height policy in certain parts of the Housing Diversity Neighbourhood Zone in the City of West Torrens to align with the former Development Plan.

This 'Proposal to Initiate' details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment.

The Chief Executive is the 'designated entity' responsible for conducting this Code Amendment process and is required to undertake consultation in accordance with the [Community Engagement Charter](#) and make final recommendations to the Minister for Planning (the Minister) prior to consideration whether to approve, amend or refuse the Code Amendment.

It is acknowledged that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Planning Merit Statement

Strategic alignment	<p>The Code Amendment aligns with State Planning Policies, as the review seeks to ensure appropriate policy to facilitate housing supply and diversity in well-serviced locations.</p> <p>The Code Amendment also aligns with the draft GARP, which seeks a targeted approach to infill development, preferencing more strategic infill locations like urban corridors and urban renewal areas in favour of general infill development areas.</p>
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Contextual Analysis	The areas surrounding the affected area are mostly low-rise residential suburbs, along with a mix of commercial areas that are adjacent to Port Road and South Road.
Planning Merits	The Code Amendment is required to ensure the policy settings in state significant infill areas are suitable to optimise development outcomes, and to remedy inconsistency in building heights the Housing Diversity Neighbourhood Zone.
Matters of Significance	Matters for consideration through Code Amendment investigations include interface with low rise residential areas.

1.2. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(2)(b) of the Act, the Chief Executive will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Chief Executive acknowledges responsibility for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Chief Executive intends to undertake the Code Amendment by:
 - (a) Engaging with relevant State Government agencies and local governments, and
 - (b) Utilising professional expertise of employees of the Department including:
 - i. professional planning staff
 - ii. communications staff
 - iii. mapping and spatial data expert staff
 - iv. ePlanning staff responsible for the management and operation of the Planning and Design Code.

1.3. Rationale for the Code Amendment

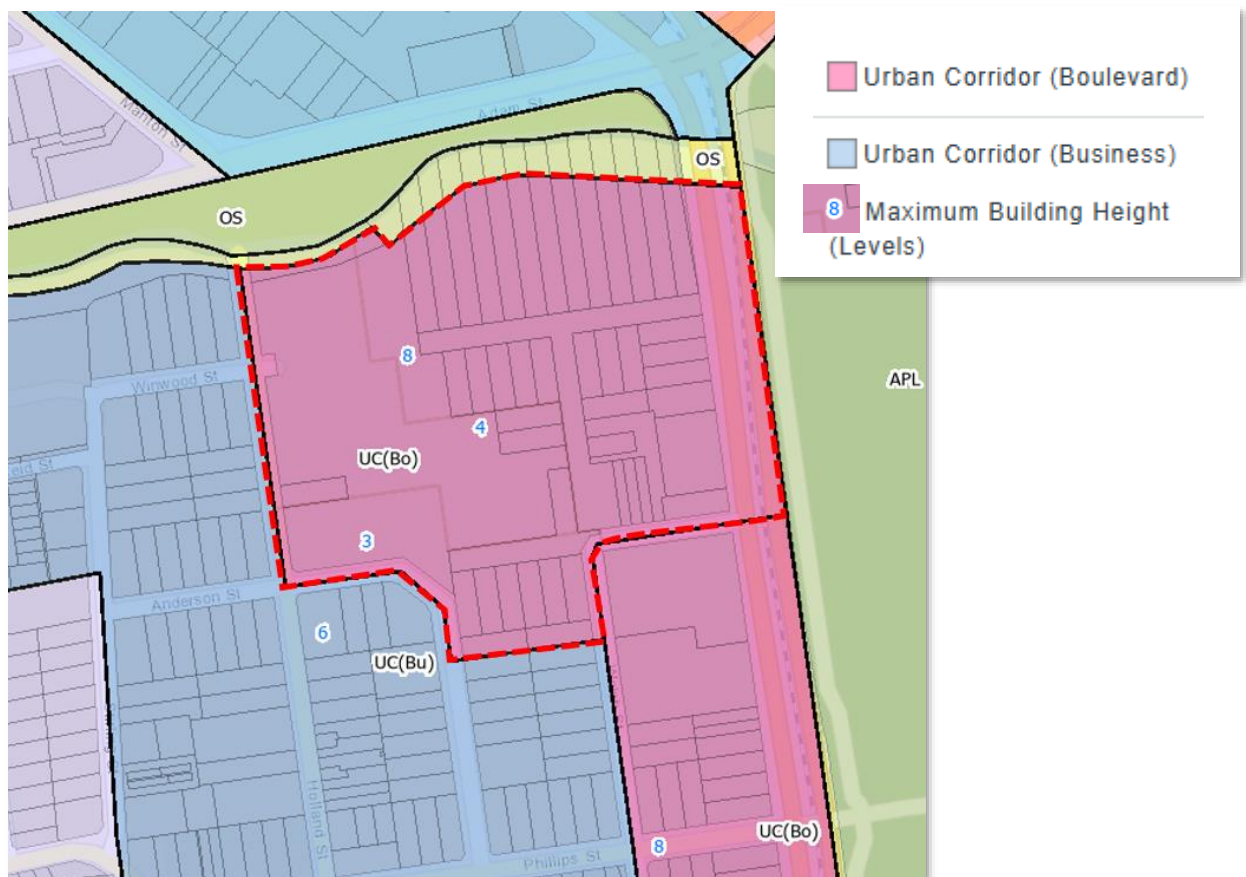
The Urban Corridor Zone was originally established in locations across a number of inner metropolitan areas in 2013 through the Inner Metropolitan Growth Project, including along Henley Beach Road and Port Road. Through the transition to the Planning and Design Code, the Urban Corridor Zone was replaced by four new urban corridor zones: Urban Corridor (Boulevard), Urban Corridor (Business), Urban Corridor (Living) and Urban Corridor (Main Street). All four zones apply in the Thebarton, Torrensville, Brooklyn Park and Mile End area.

More recently, the former West End Brewery site has also been rezoned to the Urban Corridor (Boulevard) Zone through the Thebarton Brewery Precinct Code

Amendment. The site was recently purchased by Renewal SA and has the potential to act as a catalyst for transformational development in the area.

The built form provisions introduced for the brewery site (identified on Figure 1 below), particularly in relation to allowable building heights, are considered to be low for a such a strategic site and potentially limiting in achieving desired outcomes in light of Renewal SA ownership.

Figure 1 – Former West End Brewery site – zoning and building heights



It is therefore considered prudent to review built form policy, particularly in relation to allowable building heights, on the former brewery site and along the key corridors to ensure a high degree of flexibility is afforded to maximise potential dwelling yields given the location's proximity to existing infrastructure, services and the city centre. In addition, it is also considered prudent to review zoning in the Hindmarsh area up to Port Road to determine if any areas may be suitable for mixed use development (i.e. including medium-to-high density residential uses) to capitalise and build on the opportunity afforded by the development of the former brewery site and in Bowden.

A review also presents an opportunity to consider applicable policy in any locations that are particularly constrained by interface with adjacent residential areas to ensure impacts on local streetscape character and interface issues can be suitably managed.

The Code Amendment also proposes to investigate amending building heights in particular locations on Henley Beach Road, Brooker Terrace and Marion Road where there is a known inconsistency with building height policy in the former West Torrens Council Development Plan.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code within the Affected Area, as shown in the map in **Attachment A**, being:

- land in Urban Corridor zones adjacent to Henley Beach Road and Port Road in the suburbs of Thebarton, Mile End, Torrensville and Brooklyn Park
- land zoned Strategic Employment in the suburb of Thebarton (within the City of West Torrens)
- all land within the suburb of Hindmarsh (within the City of Chales Sturt); and
- land in Housing Diversity Neighbourhood Zone with a current 4 level maximum building height Technical and Numeric Variation (TNV), located along:
 - Henley Beach Road (between Holbrooks Road and Hardys Road)
 - Brooker Terrace (between Davenport Terrace and the Employment Zone to the south)
 - Marion Road (between Desmond Avenue and Talbot Avenue and from the Local Activity Centre Zone (south of Talbot Avenue) to the Westside Bikeway).

2.2. Scope of Proposed Code Amendment

Current Policy	<p>Key policy applying within the Affected Area is contained within the following zones:</p> <ul style="list-style-type: none"> • Urban Corridor (Boulevard) Zone and Urban Corridor (Business) Zone along Port Road and Urban Corridor (Main Street) Zone and Urban Corridor (Living) along Henley Beach Road • Employment, Strategic Employment, Suburban Business, Suburban Activity Centre, Urban Neighbourhood, Community Facilities and Open Space zones in Hindmarsh • Strategic Employment Zone in Thebarton • Housing Diversity Neighbourhood Zone along: <ul style="list-style-type: none"> ○ Henley Beach Road (between Holbrooks Road and Hardys Road) ○ Brooker Terrace (between Davenport Terrace and the Employment Zone to the south) ○ Marion Road (between Desmond Avenue and Talbot Avenue and from
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	the Local Activity Centre Zone (south of Talbot Avenue) to the Westside Bikeway.
Amendment Outline	<p>The Code Amendment seeks to review:</p> <ul style="list-style-type: none"> • Technical and Numeric Variation (TNV) settings within the subject area, particularly in relation to (but not limited to) building height, to ensure maximum opportunity is provided to achieve desired outcomes (except in relation to Housing Diversity Neighbourhood areas) while ensuring interface impacts on any adjoining neighbourhood-type zones can be appropriately addressed; • zoning in Hindmarsh, and the Strategic Employment Zone in Thebarton, to identify areas suitable for medium-to-high density residential / mixed-use development; and • maximum building height TNV (Levels and Metres) settings in the affected parts of Housing Diversity Neighbourhood Zone with a view to realigning with the former West Torrens Council Development Plan.
Intended Policy	<p>Subject to investigations, the Code Amendment is anticipated to:</p> <ul style="list-style-type: none"> • increase allowable building heights to provide design flexibility, and enable potential dwelling yields to be maximised to support housing choice, affordability and supply • amend primary street setback TNVs to ensure suitable flexibility is afforded to maximise development opportunity while having regard to streetscape • identify any locations particularly constrained by interface with adjacent residential areas, to lower intensity and built form scale to complement local streetscape character and ensure interface issues can be readily managed. <p>(While not anticipated, the scope of the Code Amendment will also allow for the potential to amend the zone boundary, or to rezone to an alternative Urban Corridor Zone, to address any</p>

	<p>significant interface issues, should the need arise.)</p> <ul style="list-style-type: none"> • review zoning in Hindmarsh and the Strategic Employment Zone in Thebarton, to rezone any areas determined to be suitable for medium-to-high density residential activity to a suitable mixed-use zone (the specific zone will be determined through the investigations) • amend building height TNV (Levels and Metres) settings in the affected parts of Housing Diversity Neighbourhood Zone with a view to aligning with former relevant Development Plan building heights for the affected area.
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3. STRATEGIC PLANNING OUTCOMES

Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seek to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>SPP 6: Housing Supply and Diversity</i></p> <p>6.1 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p>	<p>The Code Amendment seeks to ensure suitable built form parameters including building height that support achieving Urban Corridor Zone desired outcomes, to maximise opportunity for residential development.</p> <p>It also seeks to consider opportunities for more housing supply through mixed-use zoning in appropriate locations.</p>

3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The Greater Adelaide Region Plan volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p><i>30-Year Plan for Greater Adelaide (2017 Update)</i></p> <p>Policy Theme: Transit corridors, growth areas and activity centres</p> <p>P.1 Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>Policy Theme: Design Quality</p> <p>P.26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate and provides a diversity of price points.</p> <p>Policy Theme: Housing mix, affordability and competitiveness</p> <p>P.36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>P.37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ○ in-fill housing and renewal opportunities <p>Policy Theme: Health, wellbeing and inclusion</p> <p>P.40 Use government-owned land and large underdeveloped or vacant sites as catalysts</p>	<p>Broadly, the key goals and strategies contained in the 30-Year Plan for Greater Adelaide (2017 Update) relating to the following areas align with the objectives of this Code Amendment:</p> <ul style="list-style-type: none"> • Increased density in transit corridors and growth areas • Enhance housing mix, affordability and competitiveness • Maximise development opportunity on government owned sites.

<p>for stimulating higher density development and innovative building forms.</p> <p>P.43 Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).</p> <p>P.46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p> <p>P.47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> ○ Diverse housing options that support affordability. ○ Walkable connections to public transport and community infrastructure. 	
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Updated Regional Plans Program

The Commission has now initiated the preparation of a new set of Regional Plans for the State's proclaimed planning regions (including Greater Adelaide). A draft of the new Greater Adelaide Regional Plan (GARP) (which will replace *The 30-Year Plan for Greater Adelaide*) was released for community and stakeholder engagement on 23 September 2024.

The draft GARP outlines a targeted approach to infill development preferencing more strategic infill locations in favour of general infill development areas. Urban corridors and urban renewal areas are identified as two categories of State Significant Infill Areas. The areas proposed to be reviewed in the Code Amendment are identified as State Significant Infill Areas in the draft GARP.

The draft GARP identifies a variety of ways policy could be adjusted to maximise opportunities in urban corridors. While most of the opportunities relate to policy that is standard wherever the zone applies and therefore cannot be amended by this Code Amendment, it does identify a review of building height policy.

The Hindmarsh triangle area and the Strategic Employment Zone in Thebarton are identified as urban renewal areas and therefore present an opportunity to consider suitable zoning to allow for mixed-use infill.

Preparation of the Code Amendment will be cognisant of any strategic directions coming out of the current Regional Plans program.

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Inner Metro Rim Structure Plan	The Inner Metro Rim Structure Plan was produced by the Department of Planning, Transport and Infrastructure in 2012 to assist in guiding development in the inner metropolitan locations close to the Park Lands frame in order to achieve 30-Year Plan for Greater Adelaide (now the Greater Adelaide Region Plan) objectives. Amongst other things, the Structure Plan included guidance on building scale and intensity.	The Structure Plan suggests development in the range of 6-10 storeys over the Existing Urban Corridor areas and 3-6 storeys in areas of Hindmarsh.
River Torrens Linear Park Infill Residential Development and Infrastructure Review	The River Torrens Linear Park Infill Residential Development and Infrastructure Review (prepared by the City of Charles Sturt) examines residential infill potential in land around the River Torrens within the City of Charles Sturt and includes the Hindmarsh Triangle.	The review identifies parts Hindmarsh, including the area currently zoned Suburban Activity Centre, as suitable for mixed use.

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Building height review	<p>A detailed review within the affected area to identify locations where building height TNVs may be able to be increased, and the extent of any increase.</p> <p>This will be guided by relevant built form strategic directions from the Greater Adelaide Regional Plan and Inner Metro Rim Structure Plan, along with any constraints including Adelaide Airport building height controls that protect its operations.</p> <p>Potential building height limits will also be considered in relation to interface with residential areas.</p> <p>Building height TNVs within the relevant parts of the Housing Diversity Neighbourhood Zone will be reviewed against the former West Torrens Council Development Plan.</p>
Neighbourhood-type zone interface review	<p>Identify any locations particularly constrained by interface with adjacent residential areas. Policy in these areas will be reviewed to ensure corridor development near low rise residential areas complement local streetscape character. This will assist in informing potential changes, which could include lowering the building height TNV allowances and / or considering a less intense Urban Corridor Zone and / or amending the zone boundary.</p>
Street setback review	<p>Review primary street setback TNVs in the subject locations with a view to reduce setbacks where suitable for the location's context.</p>
Zone review in Hindmarsh	<p>Review the zoning in Hindmarsh to determine if any areas are suitable to allow for residential uses in association with existing commercial activity.</p> <p>Investigations will consider the nature of current land uses in the area regarding external impacts (such as noise, odour, hours of operation and the like) to determine if residential activity is able to co-exist.</p>

	If residential uses are determined to be suitable in any areas, the investigations will then consider and determine which mixed-use zone from the Planning & Design Code library is appropriate along with any relevant TNV values (e.g. building height).
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4.3. Engagement Already Undertaken

To date, no public engagement / consultation has been undertaken in relation to this Proposal.

The West Torrens Housing Diversity Development Plan Amendment that established the Urban Corridor Zone that is the subject of the proposed Code Amendment was subject to consultation in accordance with statutory requirements. Engagement was undertaken on the Inner Rim Structure Plan at the same time, both forming part of the Inner Metro Growth project, which established the initial tranche of Urban Corridor Zones throughout the inner metropolitan area.

4.4. Further Engagement Proposed

The table below outlines the additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Community consultation	Broad community consultation to provide an opportunity for any interested community members to comment on the proposed outcomes of the Code Amendment.
Consultation with any person or body specified by the Commission under section 73(6)(e) of the Act.	The Engagement Plan will outline the specific method and nature of consultation.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- Given the proposal is specifically relevant to particular councils (where those councils did not initiate the proposal), the City of West Torrens and the City of Charles Sturt must be consulted;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

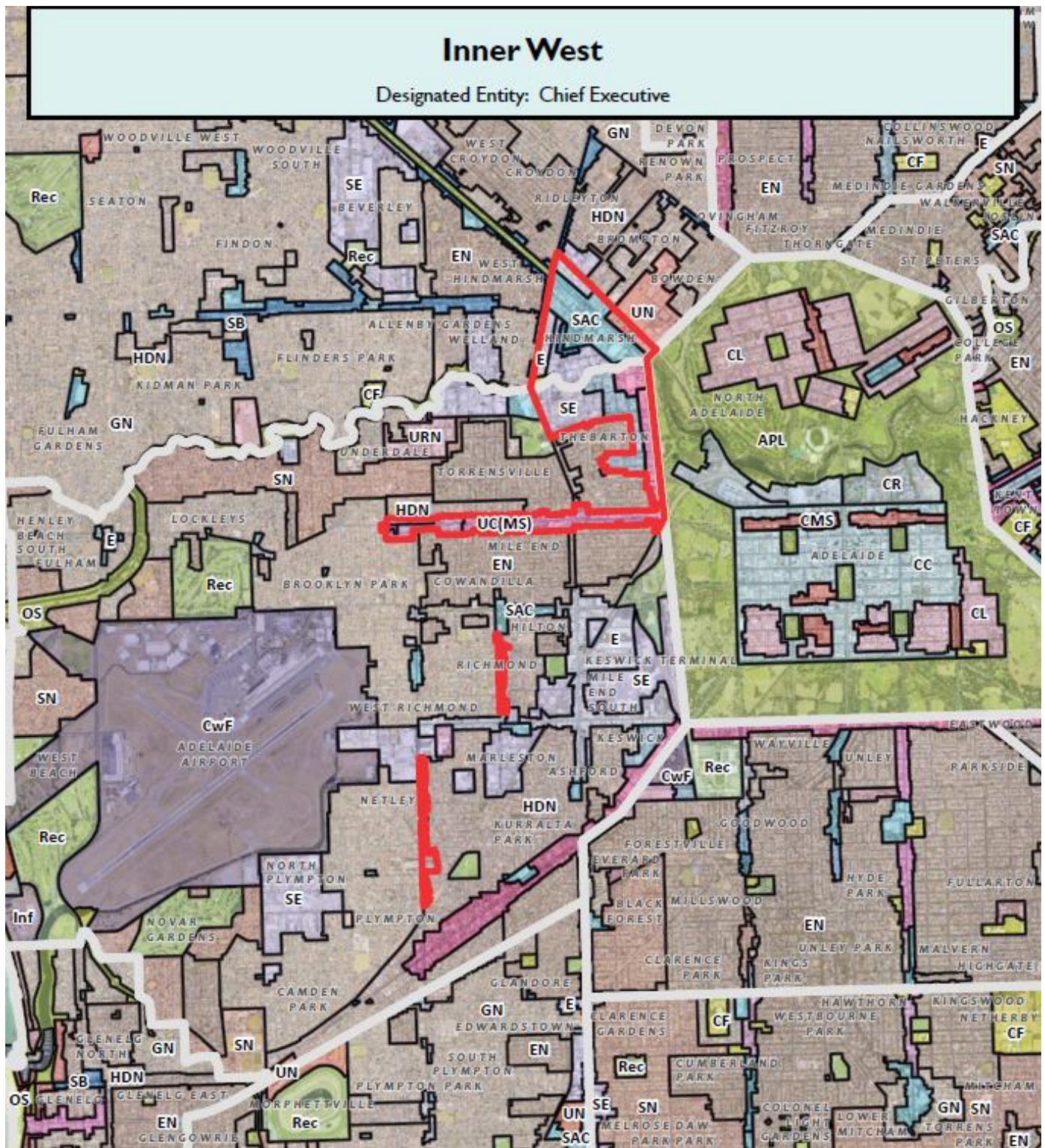
Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that the Minister is furnished with a copy of the Engagement Report and published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report may also be considered by the State Planning Commission during the final stages of the Code Amendment process if the Minister is of the opinion that the matter is significant.

The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

ATTACHMENT A: Map of Affected Area



LGA: City of West Torrens, City of Charles Sturt

Affected Area (ha): 230.1

Current Zone: Urban Corridor (Boulevard, Business, Living and Main Street), Urban Neighbourhood, Employment, Suburban Activity Centre, Suburban Business, Strategic Employment, Community Facilities, Open Space, HDN

Proposed Zone: Medium high density mixed use zone such as Urban Corridor or Urban Neighbourhood (subject to investigations), Housing Diversity

Neighbourhood: Building height TNV change only.



Government of South Australia
Department for Housing
and Urban Development

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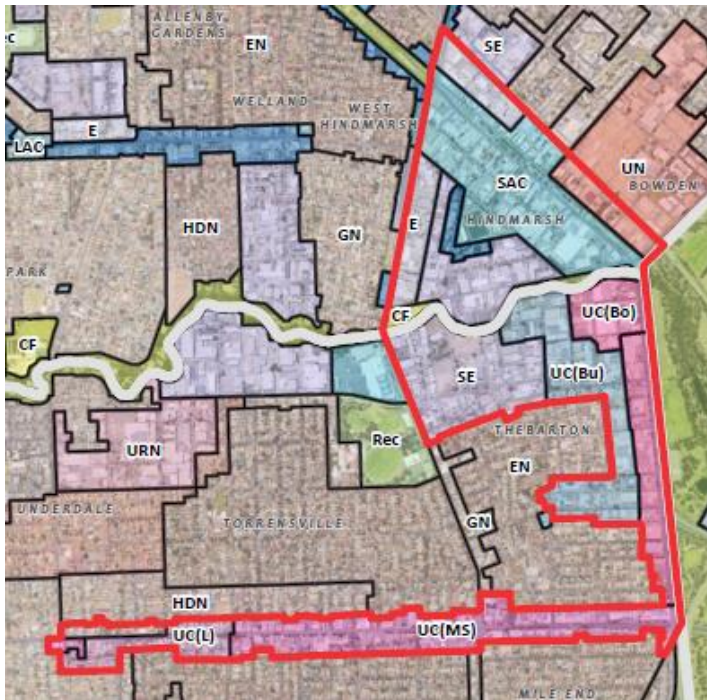


Affected Area
Code Zones



Published Date: 12/12/2024 © Government of South Australia 2024

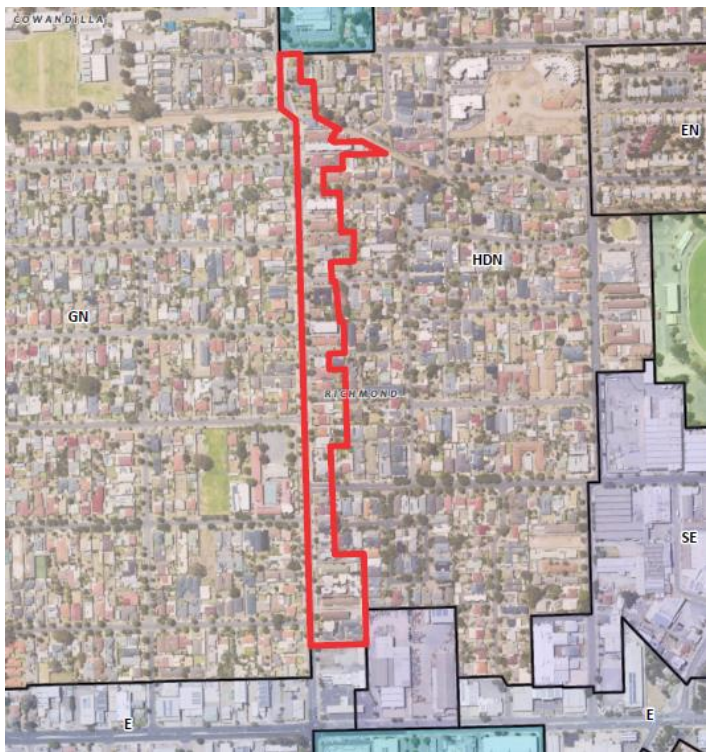
Enlargement 1 – Henley Beach Road / Port Road / Hindmarsh Section



Enlargement 3 – Marion Road Section



Enlargement 2 – Brooker Terrace Section





TO: MINISTER FOR PLANNING

**RE: PROPOSAL TO INITIATE THE INNER WEST CODE AMENDMENT BY THE
CHIEF EXECUTIVE OF THE DEPARTMENT FOR HOUSING AND URBAN
DEVELOPMENT**

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Inner West Code Amendment (the Code Amendment).

BACKGROUND

Section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides:

73 – Preparation and amendment

(2) A proposal to amend a designated instrument may be initiated by—

(b) with the approval of the Minister, acting on the advice of the Commission—

(i) the Chief Executive.

The Chief Executive of the Department for Housing and Urban Development (the Department) has lodged a Proposal to Initiate the Inner West Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The State Planning Commission (the Commission) considered the Proposal to Initiate at its meeting of 23 January 2025 and resolved to support the Code Amendment, subject to conditions.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal to Initiate, including conditions that are recommended should you agree to initiate the Code Amendment.

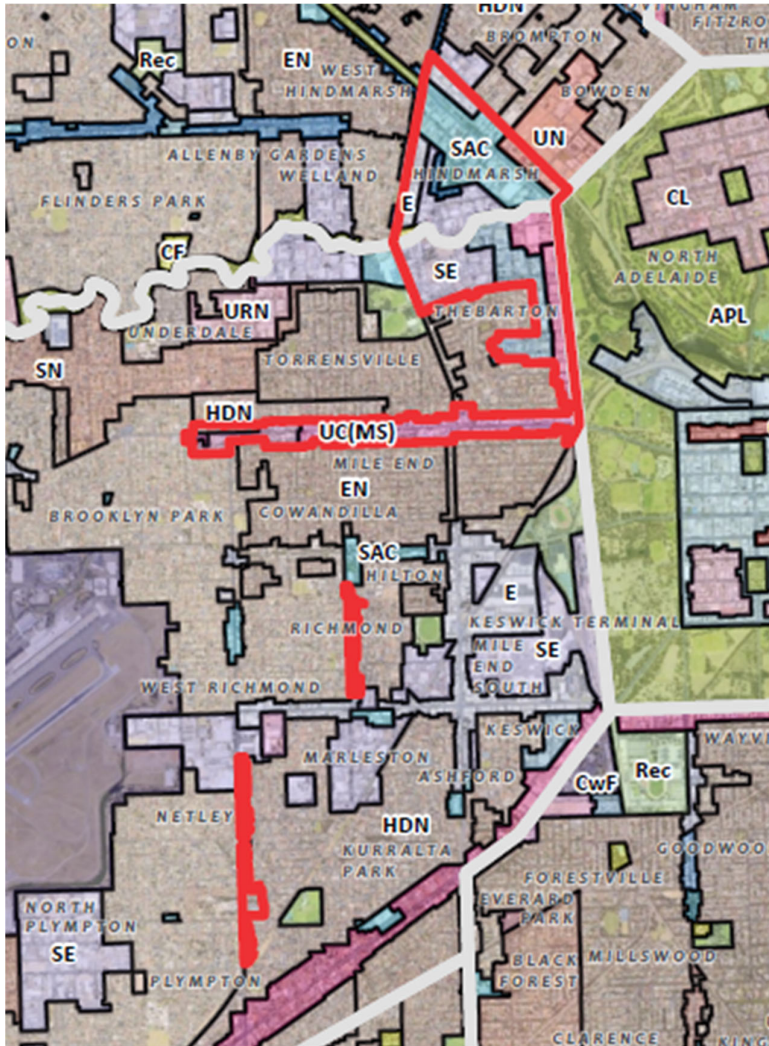
Proposal

The Proposal seeks to review building height and primary street setback allowances in the Urban Corridor Zones in inner west areas with a view to ensuring design flexibility and achieving desired outcomes, while considering applicable policy in any locations that are particularly constrained by interface with adjacent residential areas to ensure local streetscape character issues can be suitably managed.

Zoning in Hindmarsh, along with the Strategic Employment Zone south of the River Torrens in Thebarton will also be reviewed to consider if any areas are suitable for medium-high-density mixed-use development.

Three areas in the Housing Diversity Neighbourhood zone (along Henley Beach Road, Brooker Terrace, and Marion Road) will also be reviewed to align building height technical and numeric variations (TNVs) as per the former West Torrens Council Development Plan.

The affected area and current zoning are shown in the figure below:



Planning and Design Code Zoning

The affected area is located within the following zones:

- Urban Corridor (Boulevard) Zone
- Urban Corridor (Main Street) Zone
- Urban Corridor (Living) Zone
- Urban Corridor (Business) Zone
- Urban Neighbourhood Zone
- Employment Zone
- Strategic Employment Zone
- Suburban Business Zone
- Suburban Activity Centre Zone
- Open Space Zone
- Community Facilities
- Housing Diversity Neighbourhood

The following Overlays apply to the land:

- Advertising Near Signalised Intersections
- Aircraft Noise Exposure
- Airport Building Heights (Regulated)
- Affordable Housing
- Building Near Airfields
- Design
- Future Road Widening
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Historic Area
- Heritage Adjacency
- Local Heritage Place
- Major Urban Transport Routes
- Noise and Emissions
- Prescribes Wells Area
- Regulated and Significant Tree
- State Heritage Place
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Land surrounding the affected area is within the Urban Corridor (Business) Zone, Established Neighbourhood Zone, General Neighbourhood Zone, Housing Diversity Neighbourhood Zone, Suburban Activity Centre Zone, Recreation Zone, Adelaide Park Lands Zone, Open Space Zone

Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix A**.

Strategic advice

The affected area comprises key strategic inner metropolitan corridors and sites with tram, bus, walking and cycling linkages. The proposal strongly aligns to *The 30-Year Plan for Greater Adelaide: 2017 Update* which encourages medium-high density development on the edge of the Adelaide Park Lands. The Code Amendment will support achieving strategic outcomes within the affected area including the provision of affordable housing, housing choice and housing supply.

Given the strong alignment with the directions provided by relevant strategic planning documents, the proposal is considered appropriate.

The proposal is also consistent with the draft Greater Adelaide Regional Plan. The draft GARP outlines a targeted approach to infill development preferencing more strategic infill locations in favour of general infill development areas. Urban corridors and urban renewal areas are identified as two categories of State Significant Infill Areas. The areas proposed to be reviewed in the Code Amendment are identified as State Significant Infill Areas in the draft GARP.

The draft GARP identifies a variety of ways policy could be adjusted to maximise opportunities in urban corridors. While most of the opportunities relate to policy that is standard wherever the zone applies and therefore cannot be amended by this Code Amendment, it does identify a review of building height policy which can be locationally reviewed through TNVs.

The Hindmarsh triangle area and the Strategic Employment Zone in Thebarton are identified as urban renewal areas and therefore present an opportunity to consider suitable zoning to allow for mixed-use infill. Existing land use in these areas will need to be investigated to ensure any locations that are incompatible with residential activity are not rezoned. It is also important that any potential rezoning ensures opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved. The Commission has specified a condition requiring investigations be undertaken in this regard by the Code Amendment.

It's noted select areas of the Housing Diversity Neighbourhood Zone in the City of West Torrens area (along Henley Beach Road [between Holbrooks Road and Hardys Road], Brooker Terrace [between Davenport Terrace and the Employment Zone to the south], Marion Road [between Desmond Avenue and Talbot Avenue and from the Local Activity Centre Zone south of Talbot Avenue to the Westside Bikeway]) have been included in the Code Amendment to address inconsistencies in Building Height Maximum TNVs that occurred in the transition from the former West Torrens Council Development Plan to the Planning and Design Code. The correction of these building heights is not anticipated to have any strategic consequence.

Residential land supply

The subject land is located within the Adelaide West Region of the Greater Adelaide Planning Region (GAPR). Noting this, the recently completed Land Supply Reports (LSRs) for Greater Adelaide indicate the following:

- Part 2 (Urban Infill) indicates the Adelaide West region is estimated to accommodate an additional 21,700 (medium) to 33,700 (high) people between 2020-2030.
- To accommodate this growth, it is estimated an additional 10,600 (medium) to 15,700 (high) dwellings will be required.
- The region accommodates a significant amount of general infill development, particularly in places such as Seaton; however, there is minimal short-medium general infill opportunity within the immediate area.
- The region also accommodates a range of strategic infill sites including the AAMI stadium redevelopment, Bowden and Port Adelaide (Dock One and Fletchers Slip). These developments are at various stages.
- As these developments are completed over the next few years, there is minimal strategic infill supply identified within the 'pipeline', especially within proximity to the affected area.

Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, several conditions are recommended by the Commission as set out below.

Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal to Initiate is of a suitable form to be considered by you.

Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update*.

This assessment is provided in **Appendix A**. A detailed analysis is also located in the Proposal to Initiate (**Attachment 1**).

In summary, the Proposal is considered to be consistent with the SPPs and Regional Plan.

Designated Entity

The Chief Executive of the Department is proposed to be the Designated Entity and conduct the Code Amendment processes, pursuant to section 73(2)(b)(i) of the Act.

The Commission supports the Chief Executive being the Designated Entity in this instance. The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

Recommendations:

The Chief Executive of the Department for Housing and Urban Development be the Designated Entity responsible for undertaking the Code Amendment process.

The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

Investigations to support the Code Amendment

The investigations undertaken to date are outlined in the Proposal to Initiate (**Attachment 1**).

The Commission has resolved that these investigations are suitable, in addition to the following investigation specified by the Commission under section 73(6)(f) of the Act (see related discussed under the heading ‘Strategic advice’).

Recommendation:

As part of investigations into potential zone/policy changes in Hindmarsh/Thebarton, investigate the economic impact of any potential rezoning to ensure opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved.

Application of the Code

The Proposal seeks to review:

- certain policies in the urban corridor zones within the affected area with the intention of:
 - considering increasing allowable building heights to enable potential dwelling yields to be maximised to support housing choice, affordability, and supply
 - considering primary setback TNVs to ensure suitable flexibility is afforded to maximise development opportunity while having regard to streetscape
 - identifying any locations particularly constrained by interface with adjacent residential areas, where built form scale will be considered to be lowered to complement local streetscape character and ensure interface issues can be readily managed
- zoning in Hindmarsh and the Strategic Employment Zone in Thebarton, to rezone any areas determined to be suitable for medium-to-high density residential activity to a suitable mixed-use zone (the specific zone will be determined through the investigations).
- Maximum Building Height TNVs in the Housing Diversity Neighbourhood Zone along:

- Henley Beach Road (between Holbrooks Road and Hardys Road)
- Brooker Terrace (between Davenport Terrace and the Employment Zone to the south)
- Marion Road (between Desmond Avenue and Talbot Avenue and from the Local Activity Centre Zone (south of Talbot Avenue) to the Westside Bikeway)

The review of the Building Height Maximum TNVs is to address an error in the transition from the former Development Plan to the Planning and Design Code that resulted in incorrect maximum building height values in the relevant areas.

While not anticipated, the scope of the Code Amendment will also allow for amendment of existing Urban Corridor Zone boundaries and rezoning land within the affected area using alternative Urban Corridor Zone to those currently used to address any significant interface issues should the need arise.

Engagement

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- Department for Infrastructure and Transport
- Renewal SA
- Adelaide Airport Limited
- Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

In addition, in accordance with section 44(6) of the Act, a proposal to amend a designated instrument that is relevant to 1 or more councils must provide for consultation with, if the proposal is specifically relevant to a particular council or councils, that council or those councils. Accordingly, the City of West Torrens and City of Charles Sturt must each be consulted and need not be separately identified.

Recommendation:

Advise the Designated Entity of the required consultation with the entities and bodies specified by the Commission under section 73(6)(e) of the Act:

- Department for Infrastructure and Transport
- Renewal SA
- Adelaide Airport Limited
- Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

RECOMMENDATIONS

It is recommended that you:

- | | | |
|----|---|-------------------------|
| 1. | Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act. | NOTED / NOT NOTED |
| 2. | <p>Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> • Department for Infrastructure and Transport • Renewal SA • Adelaide Airport Limited • Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers • State Members of Parliament for the electorates in which the proposed Code Amendment applies. | NOTED / NOT NOTED |
| 3. | <p>Approve initiation under section 73(2)(b)(i) of the Act, subject to the following conditions, under section 73(5) of the Act:</p> <p style="margin-left: 40px;">a) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.</p> | APPROVED / NOT APPROVED |
| 4. | <p>Specify the following investigations be carried out under section 73(6)(f) of the Act:</p> <ul style="list-style-type: none"> ○ As part of investigations into potential zone/policy changes in Hindmarsh/Thebarton, investigate the economic impact of any potential rezoning to ensure opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved. | |

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the Chief Executive of the Department for Housing and Urban Development will undertake the Code Amendment processes (as the Designated Entity) required under the Act.
6. Agree to sign the Proposal to Initiate the Inner West Code Amendment (**Attachment 1**).
7. Agree to sign the attached letters to the Chief Executive of the Department for Housing and Urban Development (**Attachment 2**), the City of West Torrens (**Attachment 3**) and the City of Charles Sturt (**Attachment 4**) advising of your approval and conditions.

APPROVED / NOT APPROVED

AGREED / NOT AGREED

AGREED / NOT AGREED



CRAIG HOLDEN

Chair, State Planning Commission
28 / 01 / 2025

NICK CHAMPION MP

/ / 2025

Attachments:

1. Proposal to Initiate the Inner West Code Amendment (#22658487)
2. Suggested letter to the Chief Executive of the Department for Housing and Urban Development (#22540176)
3. Suggested letter to the City of West Torrens (#22540218)
4. Suggested letter to the City of Charles Sturt (#22558253)

Appendices:

- A. Assessment against the State Planning Policies and Regional Plan (#22539550)

Contact: Rhiannon Hardy
Tel No: (08) 7133 2315

22MT10001

Mr David Reynolds
Chief Executive
Department for Housing and Urban Development

By email: David.Reynolds@sa.gov.au

Dear Mr Reynolds

I write to advise that under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Inner West Code Amendment.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act you, as Chief Executive of the Department for Housing and Urban Development, will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following condition:

- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act

In addition, the Commission has specified under section 73(6)(e) of the Act that you as Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport
- Renewal SA
- Adelaide Airport Limited
- Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Pursuant to section 44(6) of the Act, consultation in writing must be undertaken with the City of West Torrens and City of Charles Sturt. In addition, I would also ask that you liaise with these councils during the preparation of the draft of the Code Amendment for community engagement to provide it with opportunity to identify issues it believes should be addressed by the Code Amendment.

Similarly, I would also ask that you work in collaboration with Renewal SA during the preparation of the Code Amendment so that any outcomes of its Master Plan process for the former West End Brewery site can be considered for inclusion in the Code Amendment if need be.

Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit at: https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

The Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations in addition to those outlined in the Proposal to Initiate:

- As part of investigations into potential zone/policy changes in Hindmarsh/Thebarton, investigate the economic impact of any potential rezoning to ensure opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved.

Further investigations may be required in response to feedback or advice received through the engagement process.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Mr Jason Bailey from Planning and Land Use Services within the Department for Housing and Urban Development on (08) 7133 2299 or via email: Jason.Bailey@sa.gov.au.

Yours sincerely

Hon Nick Champion MP
Minister for Planning

/ / 2025

Encl:

Signed Proposal to Initiate the Inner West Code Amendment

22MTI0001

Mr Angelo Catinari
Chief Executive Officer
City of West Torrens

By email: @wtcc.sa.gov.au

Dear Mr Catinari

I write to advise that under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Inner West Code Amendment.

The Inner West Code Amendment (the Code Amendment) proposes to review policies, particularly those relating to building heights, in the inner western areas of Adelaide. The following matters will be reviewed:

- Technical and Numeric Variation (TNV) settings in areas zoned Urban Corridor adjoining Port Road and Henley Beach Road in Mile End, Thebarton, Brooklyn Park and Torrensville, to ensure built form outcomes, particularly regarding building height, are suitable to maximise potential while having regard to adjacent low scale neighbourhoods
- commercial zoning in Hindmarsh and Thebarton to determine if there are any locations where medium-to-high density residential development may be appropriate in conjunction with existing commercial activity
- maximum building height policy in certain parts of the Housing Diversity Neighbourhood Zone in the City of West Torrens to align with the former Development Plan.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act, the Chief Executive of the Department for Housing and Urban Development will be the Designated Entity responsible for undertaking the Code Amendment process.

The proposal supports the State Government commitment to responding to the current housing crisis, and will assist with the provision of housing choice, affordability and supply in the region.

Pursuant to section 73(5) of the Act, the approval is subject to the following condition:

- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

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Consultation in writing will, of course, also be undertaken with the City of West Torrens and City of Charles Sturt. I have asked the Chief Executive to liaise with council staff on the preparation of a draft of the Code Amendment for community engagement to provide opportunity to identify issues it believes should be addressed by the Code Amendment.

Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit at: https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview.

The Commission resolved to specify the following further investigations in addition to those outlined in the Proposal to Initiate under section 73(6)(f) of the Act:

- As part of investigations into potential zone/policy changes in Hindmarsh/Thebarton, investigate the economic impact of any potential rezoning to ensure opportunities for local population-serving employment land uses with affordable commercial rental pricing are preserved.

Further investigations may also be required in response to feedback or advice received through the engagement process.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Mr Jason Bailey from Planning and Land Use Services within the Department for Housing and Urban Development on (08) 7133 2299 or via email: Jason.Bailey@sa.gov.au.

Yours sincerely

Hon Nick Champion MP
Minister for Planning

/ / 2025

Encl: Signed Proposal to Initiate the Inner West Code Amendment

22MTI0001

Mr Paul Sutton
Chief Executive Officer
City of Charles Sturt

By email: psutton@charlessturt.sa.gov.au

Dear Mr Sutton

I write to advise that under section 73(2)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Inner West Code Amendment.

The Inner West Code Amendment (the Code Amendment) proposes to review policies, particularly those relating to building heights, in the inner western areas of Adelaide. The following matters will be reviewed:

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Pursuant to section 73(5) of the Act, the approval is subject to the following condition:

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The Commission resolved to specify the following further investigations in addition to those outlined in the Proposal to Initiate under section 73(6)(f) of the Act:

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Further investigations may also be required in response to feedback or advice received through the engagement process.

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Mr Jason Bailey from Planning and Land Use Services within the Department for Housing and Urban Development on (08) 7133 2299 or via email: Jason.Bailey@sa.gov.au.

Yours sincerely

Hon Nick Champion MP
Minister for Planning

/ / 2025

Encl: Signed Proposal to Initiate the Inner West Code Amendment