

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING AND DESIGN CODE

Southwark Grounds Code Amendment

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

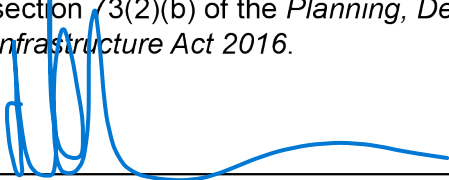


(Signature)

CHIEF EXECUTIVE, DEPARTMENT FOR
HOUSING AND URBAN DEVELOPMENT

Date: 9 / 12 / 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:

23/12/25



Contents

1. Introduction.....	2
1.1 Planning Merit Statement.....	2
1.2 Designated Entity for Undertaking the Code Amendment	3
1.3 Rationale for the Code Amendment	3
2. Scope of the Code Amendment.....	5
2.1 Affected Area	5
2.2 Scope of Proposed Code Amendment.....	5
3. Strategic Planning Outcomes	6
3.1 Summary of Strategic Planning Outcomes.....	6
3.2 Alignment with State Planning Policies	7
3.3 Alignment with Regional Plans.....	9
3.4 Alignment with Other Relevant Documents.....	11
4. Investigations	11
4.1 Summary of existing and required infrastructure	11
4.2 Investigations Completed and Proposed.....	12
5. Engagement	15
5.1 Engagement Already Undertaken	15
5.2 Further Engagement Proposed.....	15
6. Code Amendment Process.....	16
6.1 Engagement Plan	16
6.2 Engagement Report.....	16
Attachment A – Map of Affected Area.....	18
Attachment B – Completed investigation reports	19

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) as it relates to a State Significant Infill location.

The Southwark Grounds Code Amendment (the Code Amendment) proposes to review building height policy on the site of Southwark Grounds, in the new suburb of Southwark, to support development of the site in line with the Greater Adelaide Regional Plan's identification for state significant infill.

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning (the Minister) to initiate the Code Amendment under section 73(2)(b) of the Act.

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 prior to consideration whether to adopt, alter 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	The site of Southwark Grounds is identified as part of a State Significant Infill Area in the Greater Adelaide Regional Plan and is therefore an infill area of state interest.
Contextual Analysis	The subject land fronts Port Road (to the east) and the River Torrens (to the north). Land to the west is in the Urban Corridor (Business) Zone, and to the south is in the Urban Corridor (Boulevard) Zone, largely containing existing commercial uses.
Planning Merits	Maximum building heights applying to the Southwark Grounds site are considered to be unnecessarily low and constrain the capacity of the site to maximise its potential as part of a significant infill area, and act as a catalyst for the area.
Matters of Significance	The subject land was rezoned from Employment Zone to the current Urban Corridor (Boulevard) Zone through the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code

Amendment. Application of relevant policies of the Planning & Design Code was considered through this process. Heritage conservation, Adelaide Airport operations, flood management and the like are all appropriately addressed through the current policy application.

Adelaide Airport operations are of particular note given the nature of proposed changes (i.e. regarding maximum building height) and will be addressed by the Code Amendment.

1.2 Designated Entity for Undertaking the Code Amendment

The Chief Executive will be the Designated Entity responsible for undertaking the Code Amendment process under section 73(2)(b) of the Act. 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
 - (b) utilising professional expertise of employees of the Department for Housing and Urban Development 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 Southwark Grounds site was rezoned to the Urban Corridor (Boulevard) Zone through the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment in December 2023.

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

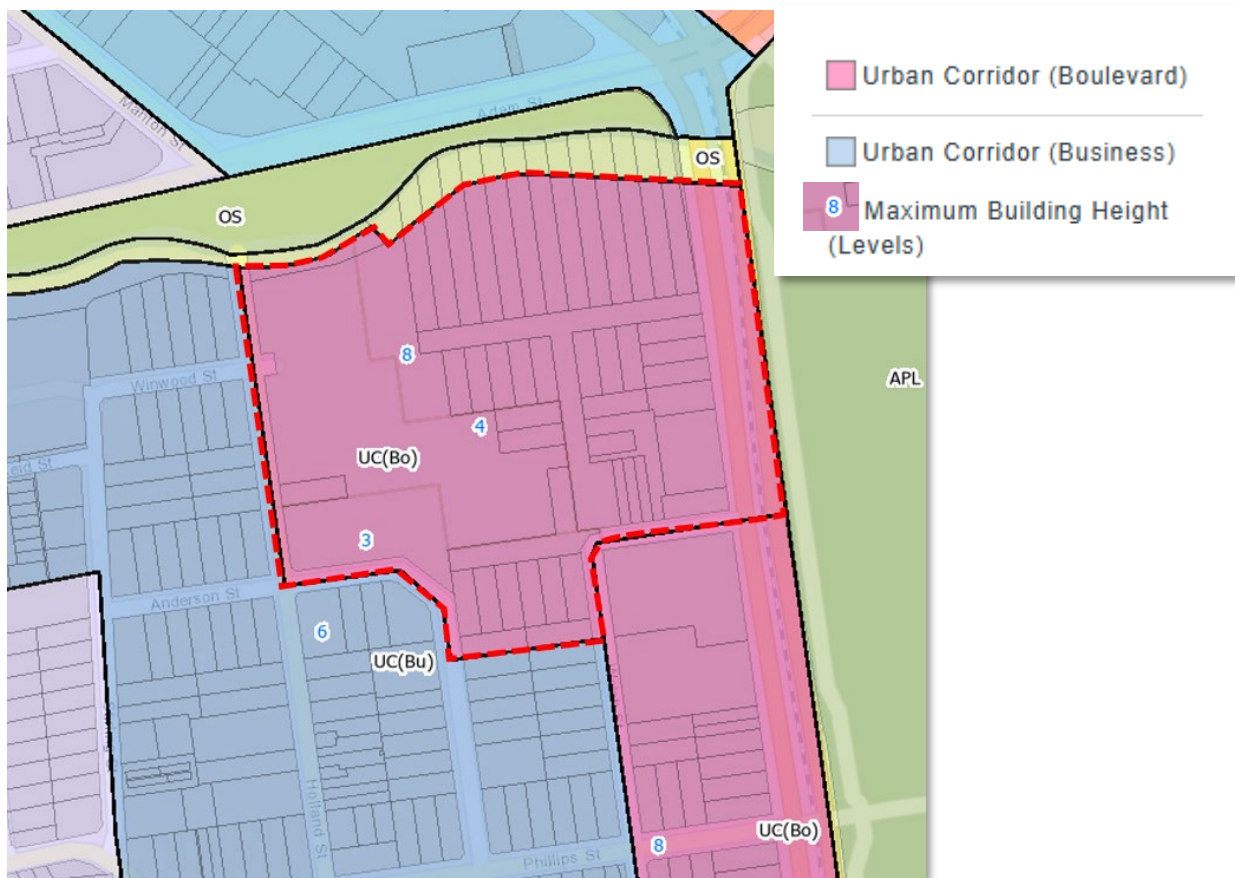
Since purchasing the site, Renewal SA has prepared the Thebarton Masterplan to guide its development. The Masterplan provides direction for the site's envisaged built form. A copy of the Thebarton Masterplan – Executive Summary is in **Attachment B.1**.

Of particular note is the current maximum building height allowances for the site (refer to *Figure 1 – Southward Grounds current maximum building heights*), which are generally below those indicated in the Thebarton Masterplan Executive Summary, particularly in relation the western portion of the site. These are considered unnecessarily low in light of the

surrounding policy context, as the subject land is surrounded by existing Urban Corridor Zoned land already allowing 6-8 storeys, and is therefore separated from any low-scale neighbourhood-type zone interface.

Potential changes to the policies applying to the site were originally contained in the scope of the Inner West Code Amendment initiated by the Minister on 15 March 2025. However, these changes are now proposed to be progressed separately via this Southwark Grounds Code Amendment so that the changes can be considered as a site-specific matter.

Figure 1 – Southwark Grounds current maximum building heights



It is necessary to review built form policy, particularly in relation to allowable building heights, to ensure it provides sufficient flexibility to enable the full potential of the site to be realised, and supports development outcomes capable of acting as a catalyst for the surrounding area.

2. Scope of the Code Amendment

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land at the intersection of Port Road and Adam Street, south of the River Torrens (the former West End Brewery site), in the new suburb of Southwark. The site is approximately 9.3 hectares, as shown in the map in **Attachment A**.

The Affected Area is within the City of West Torrens and in Kaurna Country.

2.2 Scope of Proposed Code Amendment

Current Policy	<p>The subject land is located within the Urban Corridor (Boulevard) Zone.</p> <p>The following Overlays apply:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersections • Affordable Housing • Aircraft Noise Exposure - ANEF 20 • Airport Building Heights (Regulated) – All Structures over 40 metres and 25 metres • Building Near Airfields • Design • Future Road Widening • Hazards (Flooding) • Hazards (Flooding – Evidence Required) • Key Railway Crossings • Heritage Adjacency • Local Heritage Place • Major Urban Transport Routes • Noise and Air Emissions • Prescribed Watercourses • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place • Traffic Generating Development • Water Resources <p>The following Technical and Numeric Variations (TNVS) apply:</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) - <i>Maximum building height is 32.5m</i> • Maximum Building Height (Levels) - <i>Maximum building height is 8 levels</i> • Maximum Building Height (Levels) - <i>Maximum building height is 4 levels</i>
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	<ul style="list-style-type: none"> • Maximum Building Height (Metres) - <i>Maximum building height is 15m</i> • Maximum Building Height (Levels) - <i>Maximum building height is 3 levels</i> • Maximum Building Height (Metres) - <i>Maximum building height is 12m</i> • Concept Plan – 135 - <i>Concept Plan 135 – Thebarton</i>
Amendment Outline	<p>The Code Amendment seeks to review Technical and Numeric Variation (TNV) settings within the Affected Area, particularly in relation to building height, to ensure maximum opportunity is provided to achieve desired outcomes of the Regional Plan, reflective of the Thebarton Masterplan.</p>
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 • apply minimum building heights to ensure the potential of the site for state significant infill is realised • amend primary street setback TNVs to ensure suitable flexibility is afforded to maximise development opportunity while having regard to streetscape • amend the Airport Building Heights (Regulated) Overlay to match the current Adelaide Airport Obstacle Limitation Surface (OLS).

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 Summary of Strategic Planning Outcomes

Southwark Grounds is located facing Port Road immediately south of the River Torrens. The site is identified as part of the Hindmarsh and West Thebarton state significant infill area in the Greater Adelaide Regional Plan and has been purchased by Renewal SA on behalf of

the State Government to guide its development as an integrated mixed-use precinct and act as a catalyst for the wider area.

The site is already in the Urban Corridor (Boulevard) Zone, and is surrounded by similar zoning, in which case there are limited land use interface issues.

The nature of the proposed Code Amendment is focussed on reviewing building height policy applying to the site, as well as general policy review to ensure the potential of the site for strategic infill is realised.

Infrastructure capacity analysis for the site has been undertaken through previous planning processes including when the site was rezoned from the Employment Zone to the Urban Corridor (Boulevard) Zone through the 107 Port Road, Thebarton (Thebarton Brewery Precinct) in December 2023. Since then, further site planning for the area has been undertaken through Renewal SA's Thebarton Masterplan process, which includes guidance on built form. Renewal SA is now preparing the site to be released for development.

3.2 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 SPPs require that the Principles of Good Planning are considered in the preparation of any designated instrument. The following principles of good planning are considered most relevant to the proposed Code Amendment:

Urban renewal principles

- *Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.*
- *The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances.*
- *Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.*

Activation of livability principles

- *Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities.*
- *Urban areas should include a range of high quality housing options with an emphasis on living affordability.*
- *Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.*

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

State Planning Policy (SPP)

Code Amendment Alignment with SPPs

SPP 1: Integrated Planning

1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.

1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.

1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.

1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.

The Code Amendment seeks to increase allowable building heights to ensure development potential of the Southwark Grounds site can be maximised, noting its designation as part of a State Significant Infill Area, and ideal location for high density residential / mixed use development (including proximity to the tram line and lack of interface with neighbourhood-type zones).

With the proposal seeking to increase the density of housing to 1,000+ dwellings, it will significantly increase the housing supply for the area.

The Code Amendment seeks to better facilitate housing that is connected to, and supported by, existing public transport routes.

SPP 6: Housing Supply and Diversity

6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities

6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods.

6.5 Locate higher density residential and mixed-use

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.

The affected area is strategically located near public transport and services, with an increase in housing density ideally suited to facilitate livable and walkable neighbourhoods.

This proposal to increase the opportunity for the yield of new housing also carries forward the policy seeking 15% affordable housing, thereby contributing to the increase delivery of affordable housing products.

State Planning Policy (SPP)**Code Amendment Alignment with SPPs**

development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.

6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.

6.7 Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).

3.3 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, environment, transport, infrastructure and the public realm.

The Greater Adelaide Regional Plan is relevant for this Code Amendment.

Regional Plan Identified Strategic Objectives / Actions**Code Amendment Alignment with Regional Plan****PEOPLE HOUSING AND LIVEABILITY****State Significant Infill Areas**

Long-term strategic objectives:

1. State government leadership to improve planning, coordination and delivery of state significant urban renewal and infill areas.
2. Urban renewal that creates walkable, connected neighbourhoods, reduces the need for car journeys and encourages public transport uptake to support emissions reduction.

The Southwark Grounds site is part of an area identified as a State Significant Infill Area in the Greater Adelaide Regional Plan.

The proposal seeks to maximise development opportunities for mixed-use development by maximising allowable building height, thereby capitalising on access to existing infrastructure, services, and public transport.

Regional Plan Identified Strategic Objectives / Actions	Code Amendment Alignment with Regional Plan
<p>3. Facilitate integrated mixed-use precincts where conflicts between land uses can be appropriately managed and a net community benefit can be achieved, particularly where a high concentration of employment land uses exist.</p> <p>5. Maximise opportunities for new higher density housing along transit corridors, while managing the interface with more sensitive development such as adjacent established housing, heritage and character areas.</p> <p>6. Maximise development opportunities in well-serviced, strategic locations through a range of planning and non-planning incentives to provide diverse and affordable housing opportunities</p>	<p>Development of Southwark Grounds as an integrated site is being coordinated by Renewal SA.</p>
<p>Strategic infill coordination and incentives</p>	
<p>The role of the government in coordinating strategic infill development may include:</p> <ul style="list-style-type: none"> • Establishing an appropriate planning framework– this may include structure plans, infrastructure schemes and Code amendments. This may be in partnership with, or led by councils, other agencies and private proponents. • Government-led coordination and delivery of precinct planning - particularly where land is highly fragmented and state-level infrastructure coordination is required in key locations for strategic infill and urban renewal to be a success. 	<p>The site planning and development of Southwark Grounds is being led by Renewal SA as a catalyst for the wider precinct.</p> <p>The Southwark Grounds are well located to avoid interface issues with existing residential areas.</p>
<p>A range of policies need to be investigated to ensure benefits are maximised in well-serviced strategic locations including <i>[relevant policies identified]</i>:</p>	
<ul style="list-style-type: none"> • Minimum building heights and densities to capitalise on well-located land and good infrastructure and provide certainty to developers and community. • Planning for employment uses or capacity within new buildings. 	

Regional Plan Identified Strategic Objectives / Actions	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> Incentives to encourage diverse and affordable housing. <p>Improved management of interface between differing intensities of development and land uses.</p>	

3.4 Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>Thebarton Masterplan – Executive Summary</p>	<p>The proposed Code Amendment seeks to ensure built form policy applying to the Southwark Grounds site, in particular in relation to building heights, maximises development opportunity across the site.</p> <p>The Masterplan shows that current maximum building height allowances in the Code are unnecessarily low, and warrant increase for the site’s potential to be realised.</p>

4. Investigations

4.1 Summary of existing and required infrastructure

Infrastructure capacity has been considered through previous planning processes including the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment process, which established the current zoning and suitability of the site for high density residential / mixed use purposes.

Renewal SA has since acquired the site on behalf of the state government and has been preparing it in readiness for development. Given the nature of the Code Amendment, which seeks to adjust building height policy to provide maximum flexibility for the site’s development, further detailed infrastructure investigations are not proposed at this stage. However, following further investigations, consultation with relevant infrastructure providers will be undertaken through engagement on the Code Amendment.

4.2 Investigations Completed and Proposed

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment, as well as those which are ongoing and those that are proposed to be undertaken should the Minister agree to Initiate the Code Amendment.

Practice Direction 2 – Preparation and Amendment of Designated Instruments identifies the nature of investigations to be undertaken in relation to all Code Amendments. The relevance of these standard investigations to the subject Code Amendment is also discussed in the table below.

Investigations		
Scope of investigations	High-level details	Status and summary
<p><i>Infrastructure</i></p> <ul style="list-style-type: none"> • Road infrastructure • Civil infrastructure • Corridor infrastructure <p><i>Service Infrastructure</i></p> <ul style="list-style-type: none"> • Water supply • Waste water disposal • Stormwater management • Electricity • Gas • Telecommunications 	<p>Traffic and Infrastructure Investigations have previously been prepared as part of the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment, as part of the rezoning of the land to the Urban Corridor (Boulevard Zone).</p> <p>The Thebarton Master Plan provides further detail regarding anticipated Movement Networks across the site.</p>	<p>Infrastructure matters were considered and addressed through previous rezoning and masterplan processes. Previous relevant investigations undertaken are as follows:</p> <ul style="list-style-type: none"> • 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment - Transport Investigations Report (Attachment B.2) • 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment - Infrastructure Investigations Report (Attachment B.3) • Thebarton Masterplan (Attachment B.1) <p>More recently, investigations for the Greater Adelaide Regional Plan estimated a maximum infill capacity of around dwellings 1000 dwellings on the Southwark Grounds.</p> <p>The Greater Adelaide Regional Plan makes a commitment to assisting infrastructure agencies and utility providers undertake capacity analysis</p>

Investigations		
Scope of investigations	High-level details	Status and summary
		<p>and long-term infrastructure planning to align with its projections in parallel with and beyond this Code Amendment.</p> <p>It is anticipated that infrastructure capacity will be considered on a proposed development case-by-case basis to assess what additional load a proposed development would place on infrastructure networks and whether networks have capacity to accommodate a proposed development.</p>
<p><i>Cultural and Heritage Significance</i></p>	<p>A complete search of the Register of Aboriginal Sites and Objects (Taa-wika) was undertaken as part of the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment.</p> <p>A Heritage Impact Assessment was undertaken as part of the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment.</p>	<p>The search found no entries within the central archives for known Aboriginal sites or objects over the Affected Area.</p> <p>The affected area contains a number of State Heritage Places and a Local Heritage Place, which are identified in SAPPA. Existing Planning and Design Code policy (via the State Heritage Place Overlay, Local Heritage Place Overlay, and Heritage Adjacency Overlay) protects the heritage values of identified heritage places.</p> <p>The Thebarton Masterplan considers and provides detail on how heritage places are activated.</p> <p>A copy of the Heritage Impact Report is contained in Attachment B.4.</p> <p>Further cultural and heritage investigations are not considered necessary.</p>

Investigations		
Scope of investigations	High-level details	Status and summary
<i>Code Policy</i>	<p>The current Code policy applying to the site is identified above in Section 2.2 – Current Code Policy. The current Urban Corridor (Boulevard) Zone is considered appropriate and is not proposed to be changed. The proposed Code Amendment seeks only to increase the allowable building heights, and consider applying minimum building height requirements, to the subject land. Current maximum building height TNVs are as follows:</p> <ul style="list-style-type: none"> • 8 levels / 32.5 metres • 4 levels / 15 metres • 3 levels / 12 metres <p>Minimum building height requirements currently apply over part of the Southwark Grounds adjacent to Port Road. Applying minimum building height TNVs over the remainder of the site will also be considered.</p>	<p>The proposed Code Amendment seeks to increase maximum building height TNVs to provide flexibility so that the development potential of the site can be maximised.</p> <p>Maximum building heights in surrounding areas including Bowden will be referenced to assist in determining adjusted height criteria.</p>
<i>Hazard Risk</i>	<p>The Southwark Grounds are not affected by any known hazards. Land use interface has been previously addressed through the 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment process. It is noted that the Planning and Design Code Hazards (Flooding – Evidence Required) Overlay already applies to the Southwark Grounds site, taking a precautionary approach where flood risk is unknown.</p>	<p>The Southwark Grounds site is already zoned for mixed use and residential purposes.</p> <p>The Hazards (Flooding - Evidence Required) Overlay will continue to apply over the subject land (subject to the State Planning Commission's State-wide Flood Hazard Code Amendment).</p> <p>No further investigations are considered necessary given the nature of the Code Amendment, which seeks increase building height allowances across the site.</p>

Investigations		
Scope of investigations	High-level details	Status and summary
<i>Social, economic, land use, built form or environmental features</i>	<p>The subject land is affected by the Obstacle Limitation Surface (OLS) for Adelaide Airport. The Planning & Design Code contains the Airport Building Heights (Regulated) Overlay which requires development above a prescribed height to be referred to Adelaide Airport for its approval. The Overlay approximately aligns with the OLS.</p> <p>The current height prescribed in the Overlay as it applies to Southwark Grounds is understood to be slightly misaligned with the OLS, so this will be investigated to determine if the Overlay can be amended to better align with the OLS.</p>	Commit to undertake

5. Engagement

5.1 Engagement Already Undertaken

The following engagement has occurred which is relevant to the proposed Code Amendment:

- consultation undertaken by Renewal SA in relation to the Thebarton Masterplan, the outcomes of which are reflected in the Thebarton Masterplan - Executive Summary (**Attachment B.1**)
- preliminary feedback from officers from the City of West Torrens was sought regarding potential policy directions contained in the Inner West Code Amendment during the investigations for that Code Amendment (prior to the decision to progress changes to Southwark Grounds as a separate Code Amendment). In relation to Southwark Grounds, Council noted the importance of protecting Adelaide Airport operations.

5.2 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines additional engagement proposed to be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Notification and meeting with landowners within the affected area and neighbouring landowners	Identify the potential impact of the proposed Code Amendment on land within the affected area and on neighbouring land.
Community engagement	Broader community engagement 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.

6. Code Amendment Process

6.1 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 a particular Council (where Council did not initiate the proposal), the City of West Torrens 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.

6.2 Engagement Report

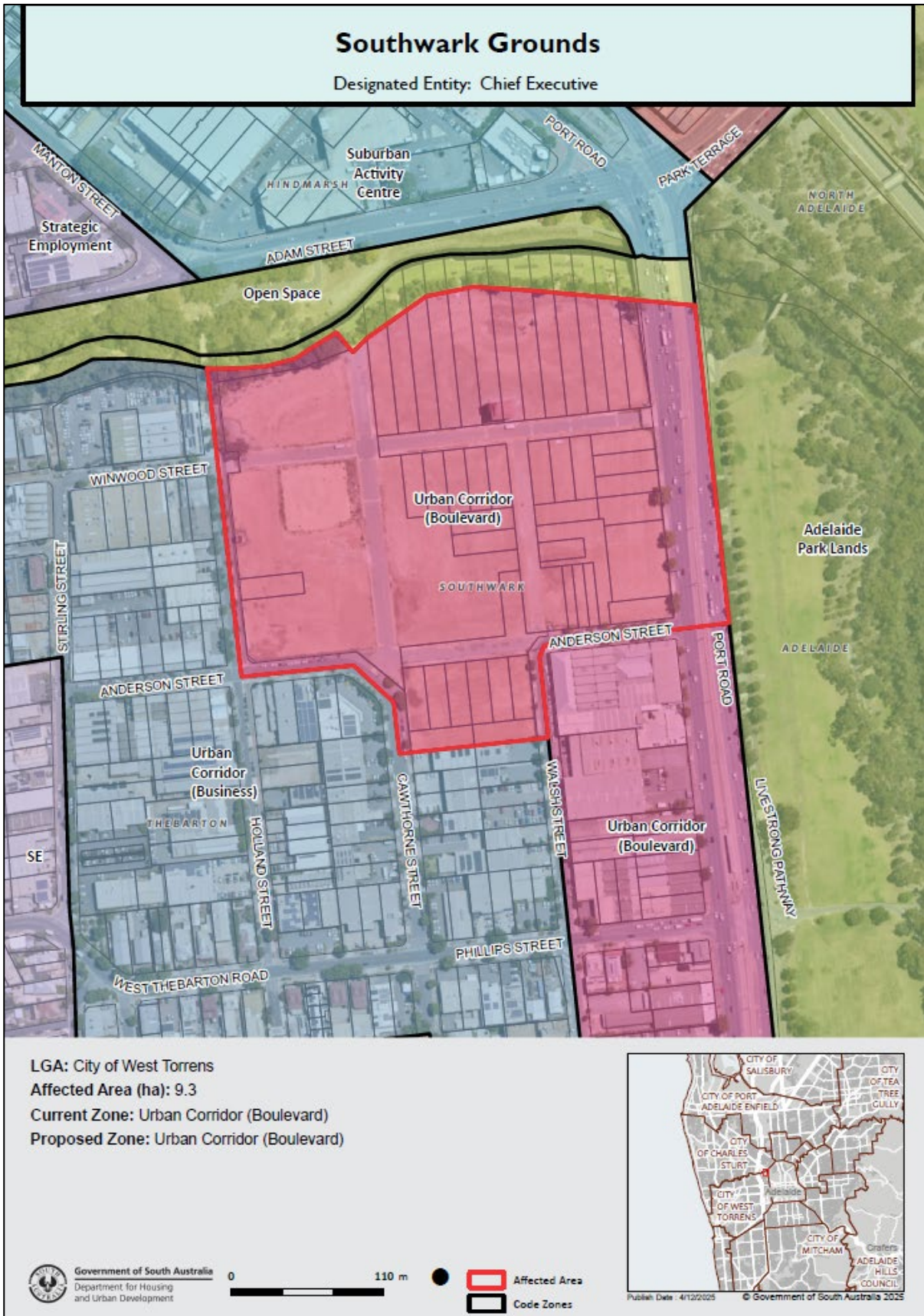
Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

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



Attachment B – Completed investigation reports

Attachment B1: Thebarton Masterplan – Executive Summary

<https://southwarkgrounds.com.au/assets/documents/Southwark-Grounds/Master-plan/3.01-Thebarton-Masterplan-Executive-Summary.pdf?v=1759281456>

Attachment B.2: 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment - Transport Investigations Report

https://plan.sa.gov.au/have_your_say/code-amendments/assets/_codeamendmentdoccats?catsid=10010&file=AttachmentJ-TrafficInvestigations-1142.pdf&type=true

Attachment B.3: 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment - Infrastructure Investigations Report

https://plan.sa.gov.au/have_your_say/code-amendments/assets/_codeamendmentdoccats?catsid=10010&file=AttachmentF-InfrastructureInvestigations-1138.pdf&type=true

Attachment B.4: 107 Port Road, Thebarton (Thebarton Brewery Precinct) Code Amendment - Heritage Impact Report

https://plan.sa.gov.au/have_your_say/code-amendments/assets/_codeamendmentdoccats?catsid=10010&file=AttachmentI-HeritageImpactAssessment-1141.pdf&type=true