

# King William Road North Code Amendment

## Fact Sheet

### What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed. Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016*).

In South Australia, subject to the agreement of the Minister for Planning, Code Amendments can be proposed by people who have an interest in land (for example, a landowner).

### Who is Undertaking this Code Amendment?

This Code Amendment is being undertaken by the Financial Advisory Group.

The Financial Advisory Group have engaged MasterPlan, a planning consultancy to prepare the proposed Code Amendment and undertake community and stakeholder consultation.

### What Land is Included in the Code Amendment?

The area of land included in this Code Amendment (referred to as the Affected Area) is shown in Figure 1 below. The Affected Area consists of nine properties at 71-75 and 81-85 King William Road and 86-90 Mary Street, Unley.

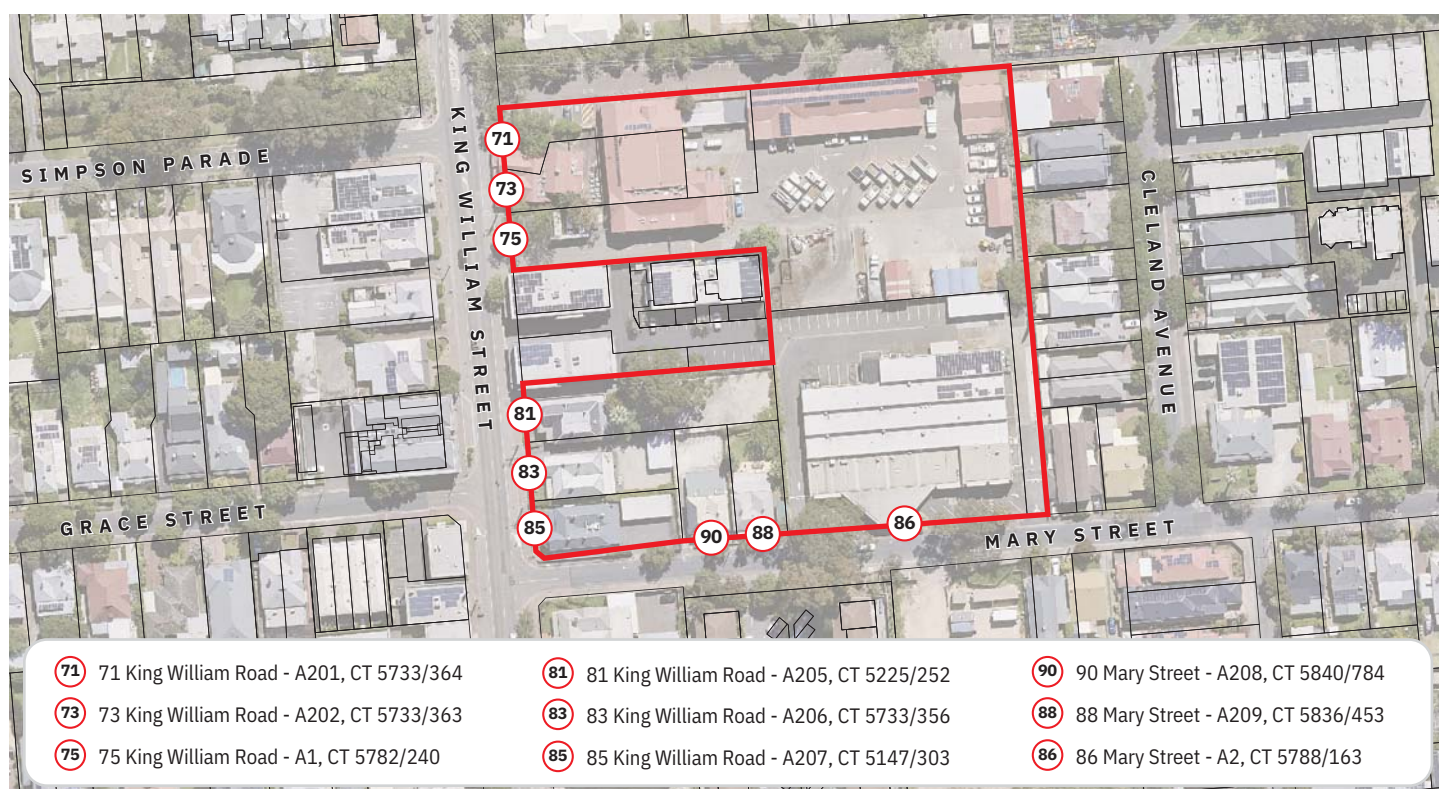
The Affected Area is generally located on the northern corner of King William Road and Mary Street and includes a variety of unrelated uses including the City of Unley Works Depot, former dwellings used for commercial purposes, a commercial premise that houses an Australian Post distribution centre and a medical supplies company, and two detached dwellings.

### Why is the Land Being Rezoned?

The Affected Area is currently situated within three Zones, namely the Business Neighbourhood Zone, Employment Zone and Established Neighbourhood Zone.

The Affected Area is strategically located in Adelaide's inner southern suburbs, within an established and well-serviced area adjacent to a strategic transit corridor (King William Road) with existing public transport services (bus and tram) and an existing strip of commercial

**FIGURE 1: AFFECTED AREA**



# King William Road North Code Amendment

## Fact Sheet

and retail businesses. Given its size and location, the Affected Area provides a unique opportunity to create a well-designed and integrated development that will significantly expand residential, commercial and retail opportunities for the community in close proximity to the centre of Adelaide.

The Code Amendment seeks to rationalise the current mix of zone policies and unrelated uses, by applying one consistent zone and policy framework which will activate the site, guide a coordinated approach to future development and compliment the high street precinct on King William Road as well as the Charles Walk walking/cycling path that runs along the northern boundary.

Specifically, the Code Amendment seeks to remove the Business Neighbourhood Zone, Employment Zone and Established Neighbourhood Zone that currently apply to the Affected Area, and replace them with the Urban Neighbourhood Zone.

### What is the Current Zone and What Development Does it Allow?

The Affected Area is currently situated within three Zones, namely the Business Neighbourhood Zone, Employment Zone and Established Neighbourhood Zone.

The Business Neighbourhood Zone applies to the properties with commercial tenancies at 71, 73, 81, 83 and 85 King William Road. It also applies to the western portion of 75 King William Road that provides access to the Council Depot. The Business Neighbourhood Zone envisages a variety of housing and compatible employment generating land uses, including low-impact, non-residential uses in the form of small-scale shops, offices and consulting rooms.

The Employment Zone applies to the majority of the Council Depot site and to the commercial property at 86 Mary Street. The Employment Zone supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.

The Established Neighbourhood Zone applies to the two residential properties at 88 and 90 Mary Street. The Established Neighbourhood Zone envisages a range of housing types that respond to housing preferences, with new buildings sympathetic to the predominant built form character and development patterns.

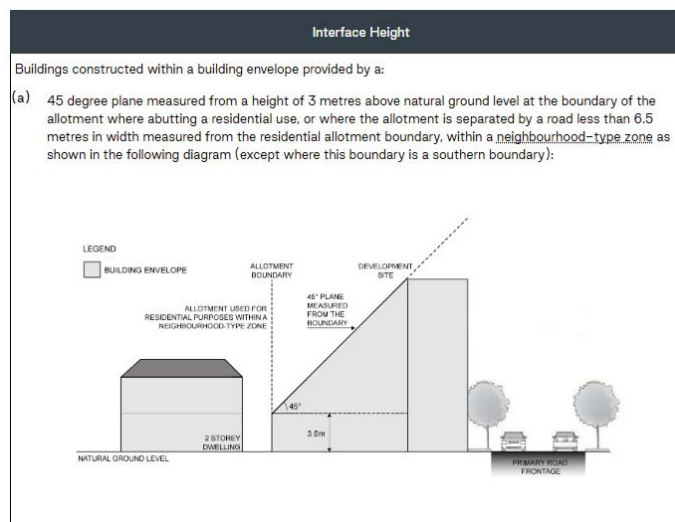
The Historic Area – Residential Compact Unley West and Hyde Park (Un7) Overlay also applies to 88 and 90 Mary Street.

### What is the Proposed Zone & What will Future Development Look Like?

The Code Amendment seeks to apply the Urban Neighbourhood Zone to the Affected Area, so as to apply one consistent zone and policy framework which will activate the site, guide a coordinated approach to future development and compliment the high street precinct on King William Road.

The Urban Neighbourhood Zone envisages a mixed-use area comprising residential, retail, office, commercial and civic land uses in compact and higher-density growth or regeneration areas. The zone has been applied in urban areas to support significant opportunities to increase the density of development around a major public transit node or corridor, including Glenelg and Paradise.

The Code Amendment proposes a maximum building height of 40.5 metres or 10 levels for the Affected Area, which has been selected with consideration of the Interface Height policies of the proposed Urban Neighbourhood Zone module, as shown below.



A Concept Plan is proposed (see below) that specifies a range of maximum building heights for different parts of the site.

Consistent with expert heritage advice, the Code Amendment proposes the removal of the Historic Area Overlay from 88 and 90 Mary Street.

The Code Amendment also proposes to apply the Affordable Housing Overlay to the Affected Area.

Any future development of the Affected Area will be subject to separate development applications assessed by the City of Unley or the State Planning Commission.



# King William Road North Code Amendment

## Fact Sheet

### Proposed Concept Plan

The following Concept Plan (Figure 2) is proposed to be adopted into the Planning and Design Code to guide future development within the Affected Area.

The Concept Plan has been drafted to provide guidance relating to access points and internal roadway layout, public open space, pedestrian/cyclist linkages, tree retention and maximum building heights.

The Concept Plan is underpinned by an indicative development scheme for the Affected Area, which envisages four separate development sites for individual towers along with townhouses on the northern and eastern boundaries. The scheme indicates that when fully developed, the Affected Area could accommodate approximately 240 apartments, 16 townhouses and around 900 square metres of retail floor space fronting King William Road.

**FIGURE 2: CONCEPT PLAN**



### What Investigations Have Been Undertaken?

Preparation of the Code Amendment has been guided by investigations into the following issues:

- Aboriginal heritage;
- Site contamination;
- Vegetation assessment;
- Preparation of an indicative development scheme;
- Services and infrastructure capability analysis;
- Traffic analysis;
- Economic impact;
- Heritage; and
- Affordable Housing.

These investigations are summarised in the Code Amendment document.

# King William Road North Code Amendment

## Fact Sheet

### Where can I view the Proposed Code Amendment?

The Code Amendment is on consultation from **10 June 2025 to 5 August 2025**.

You can inspect the Code Amendment and supporting documentation at the Plan SA website at:  
[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register?castage=On\\_Consultation](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation)  
or via the QR Link.



Hard copies of the Code Amendment are available for viewing at the;

**Unley Civic Centre,**  
181 Unley Road, Unley.

### Community 'Drop-in' Session

You will be able to talk to members of the project team at an informal community 'drop-in' session at the Unley Community Centre (18 Arthur Street, Unley) on **23 June 2025 from 5:30 PM to 8:00 PM**.

### How Can I Have a Say?

You can make a submission on the proposed Code Amendment online, via email, or post:

**Online: via the SA Planning Portal:**

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register?castage=On\\_Consultation](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register?castage=On_Consultation)

**Email:**

[plan@masterplan.com.au](mailto:plan@masterplan.com.au)

Attention: King William Road North Code Amendment.

**In writing:**

Attention: King William Road North Code Amendment  
c/- MasterPlan SA Pty Ltd  
33 Carrington Street,  
Adelaide SA 5000

### Who Can I Speak to For More Information?

During the engagement period you can contact Nick Wilson or David Lake, Consultant Planners, MasterPlan SA Pty Ltd by telephone on **(08) 8193 5600**.

### When are Submissions Due?

The closing date for submissions is **11:59pm 5 August 2025**.

### What Happens Next?

All submissions on the Code Amendment will be reviewed, considered and summarised.

An Engagement Report will be prepared which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister for Planning and then published on the SA Planning Portal.

A decision on whether to approve the Code Amendment will be made by the Minister for Planning.

Written updates will be provided on the outcome of the consultation to anyone who makes a submission, should they indicate that they wish to be informed.  
We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.  
You may be contacted and asked to participate in a survey.

