

St Clair

Code Amendment

Fact Sheet

Intent of Letter

We seek to inform you of a proposal to change the zone of the vacant allotment to the north of the St Clair Village Shopping Centre. The proposal also seeks to increase the maximum building height allowed in the Affected Area.

We seek your feedback on the proposal.

How does this impact me?

A Code Amendment proposes to change the planning policies that guide future development proposals.

What is the Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land. These rules are called policies. Policies are applied to land through Zones.

Zones are mapped areas that share similar land uses. For example, the Suburban Activity Centre Zone applies to St Clair Village Shopping Centre, Findon Shopping Centre, and North Park Shopping Centre.

How does a Code Amendment work?

Code Amendments must be prepared in accordance with the processes set out by the *Planning, Development and Infrastructure Act 2016* and associated Regulations.

A Council, Joint Planning Board, Government Agency or private person with an interest in the land may initiate a Code Amendment.

Code Amendments include an Engagement phase, where feedback from the community and stakeholders is sought.

Who is proposing the Code Amendment?

The landowner is proposing to undertake the Code amendment. Both allotments are owned by the same landowner - ISPT Pty Ltd, who have engaged AECOM to assist with preparing the planning documentation and engagement.

What is Proposed?

The proposed Code Amendment primarily seeks to:

- 1 Change the zone of the vacant allotment to the north of the St Clair Village.
- 2 Increase the maximum building height limitations of the affected area.

How can I have a say?

We are seeking community feedback on the proposed Code Amendment. This Code Amendment is on consultation for 8 weeks commencing 7th July 2025 and closing 31st August 2025 at 11:59pm

Feedback can be provided:



Online: via [PlanSA Website](#)



Email submissions can be sent to:
adelaide@aecom.com
Attention: St Clair Code Amendment



Hard copy submissions can be sent to:
Attention: St Clair Code Amendment
c/- Aecom Adelaide
L18, 91 King William Street,
Adelaide SA 5000



In person at our Community 'Drop-in' Sessions

You will be able to talk to members of the project team at an informal community 'drop in' session at the St Clair Village Shopping Centre on:

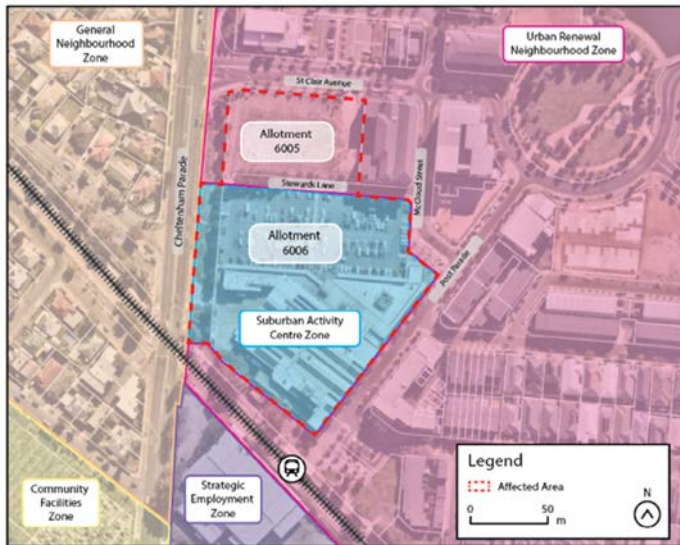
Tuesday 29th July 2025 from 10:00am-12:00pm

Thursday 7th August 2025 from 4:30pm-6:30pm

Saturday 16th August 2025 from 10:00am-12:00pm

Hard copies of the Code Amendment are available for viewing at the City of Charles Sturt Council Office at 72 Woodville SA 5011.

Map of Affected Area



The St Clair Village Shopping Centre (Allotment 6006) is in the Suburban Activity Centre (SAC) Zone. The vacant allotment (Allotment 6005) is in the Urban Renewal Neighbourhood (URN) Zone.

The Code Amendment proposes to:

- 1 Extend the SAC Zone to include the vacant land to the north, replacing the URN Zone.
- 2 Increase the maximum building height from 4 levels to 7 levels.

Current Zoning

The URN Zone supports developing underutilised land to provide different types/styles of housing, increased housing density so that more people live in the area, and non-residential uses such as community services and small shops.

The URN Zone supports non-residential and residential uses being developed along side one another.

The zone limits the extent of retail development allowable to small scale shops (less than 1,000m²). The URN and SAC Zone has height restrictions that restrict the maximum building height to four levels – less than some nearby residential buildings.

The Code Amendment proposes to remove the Urban Renewal Neighbourhood Zone from the Affected Area, and replace it with the Suburban Activity Centre Zone.

Need for the Code Amendment

The population is growing in St Clair and surrounds. The demand for local shops and local community services is also growing.

An independent market assessment suggests that the St Clair Village Shopping Centre and adjacent vacant allotment to the north are underutilised. Centre expansion is needed to keep up with growing community demand.



The St Clair Village Shopping Centre provides a gateway to the wider St Clair area.

The ground level shopping centre is not in keeping with the medium density (up to 5 levels) buildings on surrounding allotments.

The land is well located to support shops and increased residential density due to the closeness to the St Clair Railway Station, bus services and cycling and walking paths.

Existing building height restrictions limit the development potential for the site.

The Code Amendment seeks to revise the policy to:

-  support a future master planned development and enable more housing to be considered in a strategic location
-  allow for a more prominent and contemporary building that will act as a gateway to the St Clair development
-  provide for shopping centre expansion to meet growing local demand and retain local expenditure.

Proposed Zoning

The SAC Zone generally seeks a range of land uses including community services, neighbourhood-scale shopping, business, entertainment and recreation facilities. Residential development is supported where it is compatible and associated with non-residential uses.

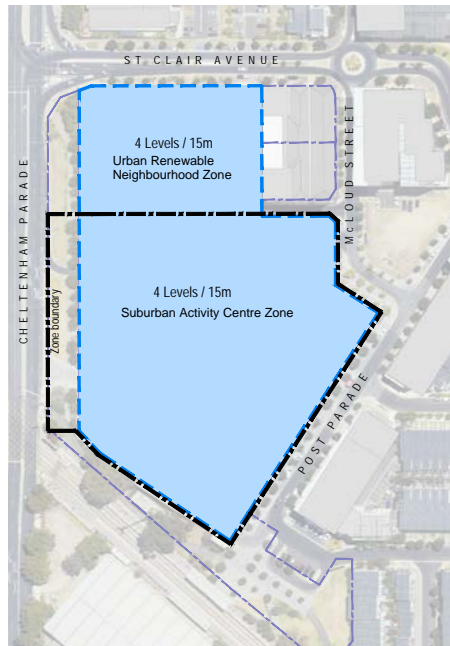
The SAC Zone was chosen as it provides greater commercial flexibility for future land uses, while still supporting complementary residential development.

Proposed Building Height

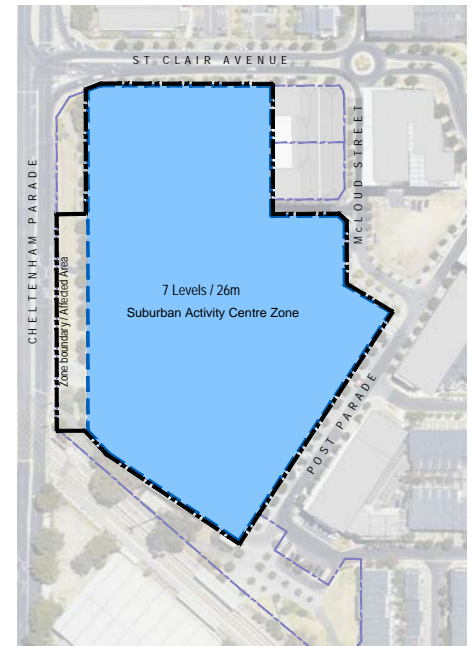
Building height analysis determined that the predominantly single level shopping centre is not in keeping with the medium density (up to 5 levels) buildings on surrounding allotments.

The SAC Zone contains policy that requires new buildings to consider the traffic and interface impacts on existing residential buildings. Interface impacts include overshadowing, visual impact and building scale.

The impacts of a 7 level built form were considered on existing dwellings as part of the Code Amendment, and will be considered further as part of any future Development Application.



Current maximum building height and zoning



Proposed maximum building height and zoning

What will be built on the site?

The Code Amendment only seeks to change the zoning and increase the maximum building height limitations. No buildings are approved as a part of the Code Amendment process.

Any buildings on the land require assessment via a separate process called a Development Application. Issues relating to site access, carparking and design will be analysed during the assessment of Development Applications.

Information relating to Development Applications can be found at [Development application register | PlanSA](#)

Need more information?

During the engagement period, clarification or further information can be sourced from Tom Hateley or Hannah Kennedy, Consultant Planners, AECOM Adelaide on 1800 868 654 between 9:00am and 5:00pm Monday to Friday.

Future Public Consultation

New developments within the Affected Area will be assessed against the relevant policies within the Code. During the Development Application assessment, public notification is required for certain types of development. In the SAC Zone this includes development proposals adjacent residential land, buildings above the maximum height, and buildings that do not meet the interface height policy setback requirements.

What happens next?

All submissions on the Code Amendment will be reviewed, considered and summarised. An Engagement Report will be made public on the SA Planning Portal and will outline what was heard during consultation and how the proposed Code Amendment may change in response to submissions.

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

The Code Amendment is supported by various documents including:

- Detailed Code Amendment Report & Engagement Plan
- Architectural Concept and Massing Plans
- Economic Impact Assessment
- Traffic Report

All documentation is available for viewing via the [Plan SA website](#) or via QR Link.

