PlanSA

# Planning and Design Code

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STATE PLANNING COMMISSION

Government of South Australia
Department for Housing and Urban Development

# Part 1 - Rules of Interpretation

This Part sets out how the Planning and Design Code (the Code) implements the requirements of section 66 of the *Planning, Development and Infrastructure Act* 2016 (the Act), instructs the user on how the Code is to be read and applied to development assessed under the Act, and provides for other matters relevant to the interpretation and operation of the Code.

## Introduction

Section 65 of the Act provides that there must be a *Planning and Design Code* and that the State Planning Commission (the Commission) is responsible for preparing and maintaining the Code as a statutory instrument under the Act. The Code, and any amendments to the Code, as published on the SA planning portal, have been adopted by the Minister.[1]

As provided by section 66 of the Act, the primary purpose of the Code is to set out a comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State, through the operation of the Code and the SA planning database, for the purposes of development assessment and related matters within the State.[2]

The Code also provides for other matters envisaged by the Act, and regulations made under the Act.

## Commencement and amendments

The commencement date for the Code was 1 July 2019.

The initial version of the Code applied to those parts of the State outside council areas under transitional arrangements put in place to provide for the staged commencement of development assessment under the new Act in place of the *Development Act 1993*[3].

The second version of the Code extends to regional areas of the State under the transitional arrangements.

The processes associated with initiating and making amendments to the Code are mainly set out in section 73 of the Act. One important feature is consultation under the Community Engagement Charter, and other consultation that may be required by the Commission, in connection with a particular amendment proposal.

An amendment to the Code does not have effect unless and until it is approved by the Minister. The approval process includes a report to the Minister about the processes undertaken in connection with developing the proposed amendment and certification as to the accuracy of information presented or provided to the Minister for the purposes of gaining approval.

Any amendments, once approved, are published on the SA planning portal. Electronic publication of an up-to-date version of the Code is a key feature of the scheme under the Act, and is supported by a number of related features and processes that facilitate the operation and application of the Code for the purposes of development assessment.[4]

Information about amendments to the Code is set out in Part 13 - Table of Amendments.

## Major features of the Code

### The Code Library

The Code incorporates a scheme that collates and organises its policies and rules for development classification and assessment into zones, subzones, overlays and general development policies. Together, these components of the Code form a library of policies (the "Code Library"). The policies that make up the library have no application in their own right, but apply depending on the class of development and spatial location under the scheme that is outlined in this Part.

### Classification of development

The Code divides development into 3 categories of development depending on whether it is classified under the Code as:

(a) accepted development (see section 104(1) of the Act); and
(b) deemed-to-satisfy development (see section 105(a) of the Act); and
(c) restricted development (see section 108(1)(a) of the Act)[5].

All development is classified firstly by reference to its location and the zone, subzone and overlays that are applicable to the location. Classification tables applicable to each zone identify development as accepted development, deemed-to-satisfy development or restricted development.[6]

#### Accepted development

Each zone contains a table - Table 1 - which specifies classes of development which will be classified as 'accepted development' under section 104 of the Act in that zone if all of the corresponding criteria in the table are satisfied.

Accepted development does not require planning consent.

#### Deemed-to-satisfy development

Each zone contains a table - Table 2 - which specifies classes of development which will be classified as "deemed-to-satisfy development" under section 106 of the Act in that zone if all of the corresponding criteria in the table are satisfied, insofar as they are relevant to the nature of the particular development.

Section 106(2) of the Act specifies that if a relevant authority is satisfied that development is deemed-to-satisfy development except for 1 or more minor variations, the relevant authority must assess it as deemed-to-satisfy development.

Deemed-to-satisfy development must be granted planning consent subject to the requirements of section 106 of the Act and therefore does not require assessment against the policies and rules applicable to performance assessed development.

#### Restricted development

Each zone contains a table - Table 4 - which specifies classes of development which will be categorised as "impact assessed development" and classified as "restricted development" under section 108 of the Act, subject to any exclusions specified in the table.

The Commission is the relevant authority for restricted development.

All policies and rules relative to the spatial location of proposed restricted development, together with all general development policies, are applicable and may be determined by the Commission to be relevant for the purposes of a restricted development under section 110(10) of the Act (but the Commission is not bound by those provisions).

Performance assessed development

All development not classified as accepted, deemed-to-satisfy, restricted or impact assessed development will be categorised as code assessed development and classified as "performance assessed development" under sections 105(b) and 107 of the Act, and will be assessed on its merits against the Code as contemplated by section 107 of the Act.

## Application of Policies to Performance Assessed Classes of Development

The Code applies policies to performance assessed development through an Applicable Policies for Performance Assessed Development Table relative to each zone - Table 3.

In particular, for each zone, Table 3 specifies the polices and rules that apply to classes of development within the zone, including by the application of policies within subzones and overlays (applies only in the area affected by the subzone/overlay), together with the relevant general development policies. Table 3 also contains rules for application of the policies , including rules relating to the application of Desired Outcome policies and Designated Performance Features.

The policies specified in Table 3 constitute the policies applicable to the particular class of development within the zone to the exclusion of all other policies within the Code, and no other policies are applicable.

Development that does not fall within one of the specified classes of development in Table 3 will be designated in the table as 'All Other Code Assessed Development'. To assess such development, all policies from the zone and subzone, and all policies in overlays that have application to the spatial location of the development, and all general development policies, apply for the purpose of assessment.

For the purposes of section 102 of the Act, the relevant authority must assess the development against the applicable policies specified by Table 3 that are relevant to the particular development. For the avoidance of doubt, the relevant authority may determine that one or more of the listed policies are not relevant to a particular development.

## Determination of Classes of Development

The Classification and Procedural Matters tables in the Code list classes of development (in the left-hand column). Unless otherwise specified in another class of development in that table, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

If a proposed development comprises more than one element or more than one class (or form) of development, each of the applicable listed classes of development is relevant. This means that:

(a) for the purposes of assessment - all applicable policies and criteria must be considered by the relevant authority for the purposes of section 102 of the Act; and
(b) for the purposes of procedural matters - any development that comprises more than one of the listed classes of development may trigger more than one relevant procedure.[7]

Subject to the preceding paragraph, if there are two or more classes of development listed in a particular table that relate to a proposed development, the class of development that most closely corresponds to the nature of the development (after considering the substance of the development) applies. This is subject to the need to make a practical and realistic assessment of proposed development, and to consider the proper construction of the relevant parts of the Code, in the event of any inconsistency between two classifications as they apply to proposed development.

## Policies - Desired Outcomes and Performance Outcomes

Zone, subzone, overlay and general development policies are comprised of desired outcomes (DOs) and performance outcomes (POs). These are applicable to performance assessed development and to restricted development.

### Desired outcomes

Desired outcome are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

### Performance outcomes

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

### Designated performance features

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

## Technical and Numeric Variations

The Code has facilities that set or determine various technical and/or numeric requirements in relation to specified classes of development.[8]

Section 66(4) of the Act provides that the Code may include provisions that provide for the adaptation of the rules that apply in relation to a specified zone or subzone or as an overlay to

provide for necessary and appropriate local variations in specified circumstances. The requirements specified or reflected in technical or numeric variations form part of the planning rules to apply to the assessment of development, as relevant, through the classification tables and other provisions that make reference to these matters in specified circumstances. In varying a particular policy, these specific provisions or policies may be spatially applied without the need for the Code to apply the specific policy through a separate zone, subzone or overlay.

One type of adaption of the rules is a variation of a technical or numeric requirement that would otherwise apply under a zone, subzone or overlay that applies to a particular location.[9] A technical or numeric variation of a technical or numeric requirement operates within parameters specified in the Code and is spatially applied through the operation of the Code and its interaction with the SA planning database.

## Hierarchy of Policies/Modification of Provisions

If there is an inconsistency between provisions in the relevant policies for a particular development, and for the purpose of section 66(3)(b) of the Act, the following rules will apply to the extent of any inconsistency between policies:

(a) the provisions of an overlay will prevail over all other policies applying in the particular case; and
(b) a subzone policy will prevail over a zone policy or a general development policy; and
(c) a zone policy will prevail over a general development policy.

This hierarchy is represented by the following diagram.




## Procedural Matters

The zones, subzones, overlays and general development policies may contain sections headed 'Procedural matters'. Material in these sections provide for various procedural and related matters under the Act and regulations[10], such as some exclusions from the requirement to notify certain applications for planning consent, and referrals to prescribed bodies.

### Notification of applications for planning consent

A table headed 'Notification' in the section of a policy relating to procedural matters specifies classes of development to be assessed under section 107 of the Act which are excluded from the requirement to give notice of an application for planning consent under section 107(3) and (4).[11] The table may also specify cases where notice need not be given to members of the public by a notice placed on the relevant land under regulation 47(6)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

### Interpretation of Notification Tables

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

### Referrals

The Code also interacts with regulation 41 and Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* for the purposes of section 122 of the Act. Schedule 9 prescribes classes of development that must be referred to a body prescribed in Schedule 9.

'Referral' tables in various parts of the Code specify classes of development to which an item in the table in clause 3 of Schedule 9 applies, identified by reference to the prescribed referral body.[12]

A 'Referrals' table also identifies the purpose of a particular referral (that being a matter that is considered by the Commission under section 66(2)(e)(ii) of the Act as being appropriate to include in the Code).

In relation to development that is to be assessed under section 107 of the Act, if policies from a particular overlay are not listed within the 'Applicable Policies' in Table 3 for that class of development, any referral within that overlay will not apply to that class of development.

## Other matters specified by the Code

### Specified matters and areas identified under the Act and Regulations

Part 5 sets out areas and matters that are specified or identified for various matters under the Act or associated regulations.

### Definitions of land use and land use classes

Part 7 sets out definitions of land use for the purposes of section 66(2)(c) of the Act.

### Local heritage places

This part of the Planning and Design Code designates places as places of local heritage value for the purposes of section 67 of the Act. Local heritage places are also listed in the South Australian Heritage Register established under the *Heritage Places Act 1993*. However, as local heritage places are established under the *Planning, Development and Infrastructure Act 2016*, if there is any inconsistency between the Register and the Local Heritage Places listed in Part 11 of the Planning and Design Code, an entry in Part 11 of the Planning and Design Code will prevail to the extent of any inconsistency.

### State heritage places

State heritage places listed in Part 11 are a point in time reference to places that are registered (or provisionally listed) as State Heritage Places under the *Heritage Places Act 1993*. As the *Heritage Places Act 1993* operates separately to the *Planning, Development and Infrastructure Act 2016* and the Planning and Design Code, reference to the Register established under the *Heritage Places Act 1993* (the South Australian Heritage Register) will be made to determine if a State Heritage Place exists on land forming part of a development application and the extent to which it applies. If there is any inconsistency between the Register and the State Heritage Places listed in Part 11 of the Planning and Design Code, an entry in the Register will prevail to the extent of any inconsistency.

### Regulated and significant trees

Part 10 makes declarations for the purposes of the definition of regulated tree(s) and the definition of significant tree(s) under the Act.

## Spatial Information and Electronic Databases and Files

The spatial boundaries of zones, subzones and overlays, as they apply in relation to the various parts of the State, are determined through the operation of the Code and may accessed through the SA planning database.

In particular, the Code spatially applies the zones, subzones and overlays to the various parts of the State. This application results in spatial layers that show the location of the zones, subzones and overlays and, accordingly, applies the policies, rules and other information that are relevant to any specific place within the State. This feature of the Code operates through data that is housed in multiple databases and electronic files. These databases and files interact to produce data that accurately shows the spatial application of the polices, rules and other relevant information within the Code, combining textual information with spatial information.

This electronic feature of the Code works in conjunction with the SA planning database under section 49 of the Act, so that the spatial boundaries of any zone, subzone or overlay, and accordingly relevant textual information, may be accessed and applied through the SA planning database.[13]

The Code and the SA planning database in turn operate in conjunction with the South Australian Property and Planning Atlas (SAPPA) and other related databases and systems and services. The data in SAPPA defines the spatial extent and boundaries of the zones, subzones and overlays established by the Code. This spatial data is developed, maintained, securely stored and delivered through information systems established and maintained by the Department. This functionality allows spatial data and textual data to be brought together in the SA planning database, and in the Code as published on the SA planning portal.

The status of the SA planning database is further supported by any standards established by the Commission under section 51 of the Act and, importantly, section 52 of the Act supports the electronic publication of statutory instruments, including the Code. A version of the Code, published on that part of the SA planning portal that states that instruments published on that part are certified by the Chief Executive of the Department under section 52(1) of the Act, is able to be presumed (in the absence of proof to the contrary) to be a complete and accurate record of the statutory instrument (as amended from time to time and as in force at a specified day).[14] In addition, any information produced on the SA planning database as to the application of planning policies, rules and information to a specified place within the State (as envisaged by section 49(1) of the Act) will be presumed, in the absence of proof to the contrary, to be accurate and correct (and may be relied on for the purposes of the Act).[15]

Furthermore, as part of the SA planning portal and in connection with the SA planning database, the online atlas under section 50 of the Act provides a search facility to search across the database that is relevant to the spatial application of the Code. The online atlas enables the viewing and searching of the spatial mapping feature of the Code, and enables viewing of the location of zones, subzones and overlays by reference to council areas. This feature may be viewed as replacing an aspect of the scheme under the *Development Act 1993*.

The official sources for planning spatial data under the *Development Act 1993* are the various hard copy maps of a Development Plan for a council area. With the implementation of the SAPPA and Online Planning and Design Code Enquiry (OPD) application, pre-defined and printed maps are no longer relevant or required. Rather, the scheme under the Act provides for the electronic publication of the Code, facilities to identify the policies, rules and information that apply to any place in the State, and the authorisation and verification of an electronic version of the Code as in force at any particular time.

### Cadastral Updates

The zones, subzones and overlays of the Code are referenced to the cadastral boundaries shown in SAPPA. In the majority of cases a zone, subzone or overlay boundary is directly aligned with a cadastral boundary. In the case of roads the zone, subzone or overlay boundaries are often aligned with the centreline of that road.

When cadastral boundaries are resurveyed and amended by the Surveyor-General there are often boundaries that are, as a result, found to be incorrectly spatially located and as a result of the re-survey, are represented in SAPPA in a different geographic location.

Where the spatial application of the boundary of a zone, subzone or overlay is directly aligned or linked with the cadastre (being a parcel boundary or some other point or position within a parcel) and the cadastre is amended by the Surveyor-General resulting in the movement of a cadastral boundary, the spatial application of the boundary of the zone, subzone or overlay will also move proportionate with the amended cadastre. This ensures that the existing approved spatial application of the boundary of the zone, subzone or overlay with the cadastre is maintained.

### Ministerial Determinations

1. Pursuant to section 71(e) of the Act and subject to subclause (2), the Minister may alter the spatial application of an overlay referred to in column 1 of the table set out at the end of this clause if the Minister is satisfied that the alteration is an update described in column 2 of the table.
2. An alteration under subclause (1) may take effect by:
   (a) the Minister publishing or specifying a new map or maps that satisfy any requirements specified by the Chief Executive or Commission under section 49 or 51 of the Act; and
   (b) the Minister ensuring that the map or maps will form part of the SA planning database; and
   (c) the Minister ensuring that notification of the alteration is:

(i) published on the SA planning portal; and
(ii) included in the table in Part 13.

Table

| Overlay | Nature of Updates |
|---|---|
| Advertising Near Signalised Intersections | The overlay may be updated due to the creation, alteration or removal of a signalised intersection on a State Maintained Road. |
| Future Local Road Widening | The overlay may be updated due to a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay.<br>Note: The Minister should consider not using this process if the change is due to a council seeking road widening in 2 or more locations. |
| Future Road Widening | The overlay may be updated due to:<br>(a) an update to the Metropolitan Adelaide Road Widening Plan; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Heritage Adjacency | The overlay may be updated due to:<br>(a) a change to the application of the Local Heritage Place Overlay or the State Heritage Place Overlay because of the creation, alteration or removal of a parcel containing a heritage item; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Key Outback and Rural Routes | The overlay may be updated due to:<br>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Key Railway Crossings | The overlay may be updated due to the creation, alteration or removal of a railway crossing on a State Maintained Road. |
| Major Urban Transport Routes | The overlay may be updated due to:<br>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Non-Stop Corridors | The overlay may be updated due to:<br>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |
| Traffic Generating Development | The overlay may be updated due to the creation, alteration or removal of a major urban transport route or an urban transport route. |
| Urban Transport Routes | The overlay may be updated due to:<br>(a) the creation, alteration or removal of a State Maintained Road identified for the purposes of the overlay; or<br>(b) a new plan of division deposited in the Land Titles Office that affects one or more existing allotments in the overlay. |

## Interpretation

### Application of Spatially Based Policies and Rules

Where a zone, subzone, overlay or technical and numeric variation (TNV) does not spatially apply to the whole of a site that is the subject of the development application, the spatially based rules of the zone (including assessment pathway exclusions), subzone, overlay or TNV are only applicable to the portion of the site to which the zone, subzone, overlay or TNV spatially covers. Reference to the South Australian Property and Planning Atlas of the SA planning database will be made to determine whether a zone, subzone, overlay or TNV is relevant to the site of the proposed development application.

### Definitions and other rules of interpretation

A term used in the Code may have a meaning specifically assigned to that term by one of the following:

(a) the *Planning, Development and Infrastructure Act 2016* (the Act);
(b) the *Acts Interpretation Act 1915*;
(c) the definitions in Parts 7 and 8 of the Code.

In the event a term has been assigned a meaning in more than one of the Code's parts (i.e., a zone, zubzone, overlay, or general development policy), the meaning contained in the part that sits highest in the hierarchy of policies described above will prevail.

A reference in the Code to an Act includes a reference to any regulations or instrument made under that Act, and where an Act, regulation or instrument has been amended or replaced, if the context permits, includes a reference to the amended or replaced Act, regulations or instrument.

A reference in the Code to a specific resource document or standard, means the latest version of the resource document or standard.

Unless otherwise indicated, a reference in the Code to a Part, section or table is a reference to a Part, section or table of the Code.

**Footnotes**

**1**

See especially Part 5 Division 2 Subdivision 5 of the Act in relation to the processes for the adoption and amendment of the Code.

**2**

The Chief Executive of the Department of Planning, Transport and Infrastructure is responsible for establishing and maintaining an electronic database (the SA planning database) that produces, by gaining access to-
(a) the state planning policies; and
(b) the Planning Rules; and
(c) any relevant land management agreements; and
(d) other instruments and documents as the Chief Executive thinks fit,
textual and spatial information that identifies the planning policies, rules and information that apply to specific places within the State under the Act. The SA planning database must be accessible on the SA planning portal.

**3**

See especially the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017* Part 4.

**4**

A further explanation of aspects of these features is described in a later section of this Part.

**5**

Section 103(c) of the Act refers to a category of development called *impact assessed development*. Under section 108(1)(a) of the Act, the Code classifies various forms of impact assessed development as 'restricted development' for the purposes of assessment under Part 7 Division 2 Subdivision 4 of the Act.

**6**

Any development that does not fall into a category established under this part of the scheme (and that is not otherwise to be assessed as 'impact assessed development' under the Act), is development that is to be assessed on its merits under the Act and the Code.

**7**

This applies subject to provisions of the Act such as section 107(2)(a).

**8**

Part 6 of the Code sets out technical and/or numeric requirements and any relevant variations

**9**

See section 66(4)(a) of the Act.

**10**

The *Planning, Development and Infrastructure (General) Regulations* 2017.

**11**

Section 107(6) of the Act provides that the Code may exclude classes of development from the requirement to give notice of an application for planning consent to owners or occupiers of adjacent land, and to members of the public by notice placed on the relevant land.

**12**

Development that is within a class specified in a 'Referrals' table must be referred to the prescribed referral body pursuant to section 122 of the Act.

**13**

The zones, subzones and overlays may be viewed as part of the SA planning portal at: https://sappa.plan.sa.gov.au/

The SA planning database is not the Code itself, but is rather a database which gains access to the Code and identifies the planning policies, rules and information that apply to specific places within the State.

**14**

See also regulation 7 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

**15**

See section 52(2) of the Act.

# Part 2 - Zones and Sub Zones

## Adelaide Park Lands Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide. |
| DO 2 | A range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>A diverse range of open space, recreation and sporting activities. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Conservation work<br>(c) Outbuilding associated with open space maintenance<br>(d) Recreation area<br>(e) Shop<br>(f) Special events<br>(g) Sporting field or club facility<br>(h) Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet. |
| PO 1.2<br><br>Shops in appropriate areas of the Adelaide Park Lands:<br><br>(a) provide a range of goods and services for the users of activities in the Adelaide Park Lands and where such goods and services are not otherwise conveniently located and<br>(b) positively contribute to Adelaide Park Lands activation and setting without being visually prominent. | DTS/DPF 1.2<br><br>Shops (other than in the Aquatic Centre Subzone):<br><br>(a) are ancillary to a recreational use, club, sporting facility<br>(b) do not exceed 50m$^2$ in gross leasable floor space and<br>(c) do not increase the building footprint. |
| PO 1.3<br><br>Community, cultural, tourism, shop or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Special events in suitable locations and recreation uses of a temporary or transient nature limiting their impacts on the open and natural character of the Adelaide Park Lands. | DTS/DPF 1.5<br><br>None are applicable. |
| PO 1.6<br><br>The adaptive reuse of existing buildings to improve the design quality and appearance of the building, minimise the need to increase the building footprint and positively contribute to the cultural value, amenity and activation of the Adelaide Park Lands. | DTS/DPF 1.6<br><br>None are applicable. |
| PO 1.7<br><br>Other than in the Aquatic Centre Subzone, new buildings seek to minimise the building footprint on the landscaped and open setting of the Adelaide Park Lands and should only be considered where:<br><br>(a) the development is the replacement of an existing building and does not increase the overall building footprint<br>(b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives<br>(c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone<br><br>and<br><br>(d) the building is designed to be multi-purpose and can be used by more than one user group. | DTS/DPF 1.7<br><br>None are applicable. |
| PO 1.8<br><br>The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including:<br><br>(a) Adelaide Oval<br>(b) Memorial Drive tennis precinct- formal sport related facilities<br>(c) Torrens Lake - boating facilities<br>(d) Adelaide High School - education and related facilities<br>(e) National Wine Centre - tourism related facilities within the existing site boundaries<br>(f) Adelaide Botanic Garden - restaurants, function facilities and passive recreation facilities<br>(g) Adelaide Zoo - a range of tourism and visitor related facilities that add to the zoo as a key city attraction<br>(h) Golf Course - club facilities and restaurants<br>(i) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities | DTS/DPF 1.8<br><br>None are applicable. |

| | |
|---|---|
| (j) North Adelaide Train Station - rail services facilities<br>(k) Victoria Park Grandstand. | |
| PO 1.9<br>Development of public infrastructure is appropriate:<br>(a) within existing roads, railway corridors or the O-Bahn corridor where it does not create any additional impact on the amenity of the Adelaide Park Lands<br>(b) where it facilitates safe, connected pedestrian and cycle movement<br>(c) where it facilitates the treatment and/or management of stormwater in a passive and natural landscaped setting. | DTS/DPF 1.9<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development includes lighting that positively contributes to public safety, activity and amenity within the Adelaide Park Lands. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable, placed underground. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development sited and designed to minimise negative impacts on adjacent residential uses. | DTS/DPF 2.4<br>None are applicable. |
| Natural / Cultural Landscape Character | |
| PO 3.1<br>Development protects, enhances and improves public access to:<br>(a) areas of special landscape character (such as formal gardens, significant stands of trees, and the like)<br>and<br>(b) areas and items of indigenous and post-colonial cultural significance. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development recognises the Park Land's National Heritage Values. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development maintains the visual distinction between the predominantly open landscape character of the Adelaide Park Lands and the built-form of adjacent Zones. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Development contributes to the return of alienated land to Adelaide Park Lands where practical. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Development sensitive to native biodiversity which incorporates ways to protect and improve biodiversity through its design and siting. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature. | DTS/DPF 3.6<br>None are applicable. |
| Advertisements | |
| PO 4.1<br>Permanent advertisements or advertising hoardings only provide interpretive information or directions relating to features and facilities within the Adelaide Park Lands. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number which do not detract from the open and natural character of the zone. | DTS/DPF 4.2<br>Advertisements:<br>(a) not exceeding $2m^2$ on a building or site<br>(b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, state or local government election<br>and<br>(c) do not:<br>(i) move or flash<br>(ii) reflect light so as to be an undue distraction to motorists |

| | |
|---|---|
| | (iii) use internal lighting<br>or<br>(iv) principally advertise brands or products. |
| Movement, access and parking | |
| PO 5.1<br>Development does not restrict public access to land within the zone and ensures the Adelaide Park Lands are universally accessible. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Car parking in the Zone is limited to serving activities within the Adelaide Park Lands, and located close to existing road networks to minimise impact on the Adelaide Park Lands character. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Other than in the Aquatic Centre Subzone, additional car parking is avoided by utilising on street parking or shared parking areas, locating close to walking and cycling infrastructure, utilising the existing road network and other such means. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Public vehicle access limited to existing roads. | DTS/DPF 5.4<br>None are applicable. |
| Fencing | |
| PO 6.1<br>Fencing is open so that Adelaide Park Lands character is maintained, and maintains public access. | DTS/DPF 6.1<br>None are applicable. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 79 - Primary Pedestrian Area<br>Concept Plan 125 - City Riverbank - West<br>Concept Plan 132 - Adelaide Aquatic Centre<br>In relation to DTS/DPF 7.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Essential infrastructure | 1. The development does not include health, education or community facilities, police, justice or emergency services facilities. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels.<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |

| | |
|---|---|
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Stormwater infrastructure within the Adelaide Aquatic Centre Subzone | None |
| Temporary buildings and structures within the Adelaide Aquatic Centre Subzone | 1. The development is related to construction activities<br>2. The development includes one or more of the following:<br>(a) site offices<br>(b) gantries<br>(c) temporary fencing<br>(d) hoarding and scaffolding<br>(e) other temporary construction related buildings or structure. |
| Temporary car parking facilities within the Adelaide Aquatic Centre Subzone | 1. The development provides temporary car parking during construction or demolition works using existing entry and exit points (or entry and exit points with a valid planning consent). |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

## Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

## Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) advertisement<br>(c) conservation work<br>(d) deck<br>(e) fence<br>(f) internal building work<br>(g) land division<br>(h) outbuilding<br>(i) pergola<br>(j) private bushfire shelter<br>(k) recreation area<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) special events<br>(p) sporting field or club facility<br>(q) structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet<br>(r) swimming pool or spa pool and associated swimming pool safety features<br>(s) temporary public service depot<br>(t) verandah<br>(u) water tank. | None specified. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) |

| | |
|---|---|
| | 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 6. Shop. | Except shop that does not satisfy Adelaide Park Lands Zone DTS/DPF 1.2. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Adelaide Aquatic Centre Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A recreation precinct that is a destination for quality leisure, recreation, health and wellness, and sport. |
| DO 2 | Exemplary buildings that are respectful of the National Heritage Values of the Adelaide Park Lands. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A range of open space, recreation and/or sport facilities. | DTS/DPF 1.1<br>Development comprises one or more of the following (which are additional to those development types listed in DTS/DPF 1.1 of the Adelaide Park Lands Zone):<br>(a) Consulting room<br>(b) Office<br>(c) Indoor recreation facility<br>(d) Lighting<br>(e) Swimming pool. |
| PO 1.2<br>An indoor recreation facility accommodating swimming, recreation and wellness facilities. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Non-recreation land uses are subordinate to the principal recreational use of the land. | DTS/DPF 1.3<br>Offices, consulting rooms or creche facilities are under the main roof of and subordinate to an indoor recreation facility.<br>Shops are:<br>(a) ancillary to a recreational use, club or sporting facility and do not exceed 50m$^2$ in gross leasable floor space<br>or<br>(b) under the main roof of an indoor recreation facility that accommodates swimming, recreation and wellness facilities. |
| PO 1.4<br>Redevelop the Return to Park Lands Area, as shown on Concept Plan 132 Adelaide Aquatic Centre, for multipurpose ovals (soccer/cricket) and outdoor passive and active recreation, sport and /or ancillary uses. | DTS/DPF 1.4<br>None are applicable. |
| Design and Siting | |
| PO 2.1<br>Buildings are fit for purpose while minimising the building footprint on the landscaped and open setting of the Adelaide Park Lands. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings are designed to be viewed from all perspectives and have strong connections to land within the surrounding precinct. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development is responsive to and is enhanced by its landscape setting. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Provide tree planting along key pedestrian and cycle pathways to enhance amenity and legibility. | DTS/DPF 2.4<br>None are applicable. |

| Car Parking | |
|---|---|
| PO 3.1<br>Provide adequate on-site car parking taking into account the availability of on-street parking, public transport access, walking and cycling connections, and the availability of shared parking arrangements. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Minimise the extent and impact of car parking on the Adelaide Park Lands through landscaping and other design strategies. | DTS/DPF 3.2<br>None are applicable. |

## Business Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings |
| DO 2 | Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provide for landscaping and open space. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Community facility<br>(b) Consulting room<br>(c) Dwelling<br>(d) Office<br>(e) Residential flat building<br>(f) Shop |
| PO 1.2<br>Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character. | DTS/DPF 1.2<br>Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m$^2$ in gross leasable floor area. |
| PO 1.3<br>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality. | DTS/DPF 1.3<br>A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop:<br>(i) the total gross leasable floor area of the shop will not exceed 250m$^2$<br>(ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(iii) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) or<br>(ii) the building is a local heritage place. |
| Built Form and Character | |
| PO 2.1<br>Buildings are of a scale and design that complements surrounding built form, streetscapes and local character. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development provides attractive landscaping to the primary street frontage. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3 | DTS/DPF 2.3 |

| | |
|---|---|
| Site coverage is limited to provide space for landscaping, open space and pervious areas. | Development does not result in site coverage exceeding 60%. |

Building height and setbacks

PO 3.1

Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of the locality.

DTS/DPF 3.1

Except on a Catalyst site in the Melbourne Street West Subzone, Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 6.5m |
| Maximum building height is 8m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 12.5m |
| Maximum building height is 14m |
| Maximum building height is 15m |
| **Maximum Building Height (Levels)** |
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |

(b) in all other cases (ie there is a blank field for both values):

(i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development

(ii) 3 building levels or 12m in all other cases.

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field:

(i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

PO 3.2

Buildings are set back from primary street boundaries consistent with the existing streetscape.

DTS/DPF 3.2

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 5m |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 5m |

For the purposes of **DTS/DPF 3.2:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

PO 3.3

Buildings set back from secondary street boundaries (other than rear laneways) contribute to a consistent streetscape.

DTS/DPF 3.3

Building walls are set back from the secondary street frontage:

| | |
|---|---|
| | (a) the average of any existing buildings on adjoining sites having frontage to the same street<br>OR<br>(b) not less than 900mm where no building exists on an adjoining site. |
| PO 3.4<br><br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties. | DTS/DPF 3.4<br><br>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:<br><br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3.2m in height from the lower of the natural or finished ground level<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| PO 3.5<br><br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 3.5<br><br>Dwelling walls of dwellings in a semi-detached or row arrangement are set back at least 900mm from side boundaries shared with allotments outside the development site. |
| PO 3.6<br><br>Buildings are set back from side boundaries to provide:<br><br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 3.6<br><br>Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries. |
| PO 3.7<br><br>Buildings are set back from rear boundaries to provide:<br><br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 3.7<br><br>Buildings walls are set back from the rear boundary at least:<br><br>(a) 3m for the first building level<br>(b) 5m for any second building level. |
| Land Division | |
| PO 4.1<br><br>Land division and / or site amalgamation creates allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration. | DTS/DPF 4.1<br><br>None are applicable. |
| Advertisements | |
| PO 5.1<br><br>Advertisements complement the scale of buildings and are not visually dominant within the locality. | DTS/DPF 5.1<br><br>None are applicable. |
| Concept Plans | |
| PO 6.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br><br>In relation to DTS/DPF 6.1, in instances where:<br><br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |
| Ancillary Buildings and Structures | |
| PO 7.1<br><br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 7.1<br><br>Ancillary buildings and structures:<br><br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding $60m^2$<br>(c) are not constructed, added to or altered so that any part is situated<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street |

(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 7.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 7.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 7.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 7.3

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500m² | 60m² |
| >500m² | 80m² |

(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the main building to which it is ancillary or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing building<br>2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. Site coverage does not exceed 60%<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; |

(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average

(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access

(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site

13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour
14. Does not involve the clearance of native vegetation
15. retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding

Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 40$m^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
8. Building height - does not exceed 5m
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
11. Site coverage does not exceed 60%
12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
13. If the outbuilding is a garage, it is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour
15. Does not involve-

| | |
|---|---|
| | (a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40$m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
3. Panels and associated components do not overhang any part of the roof
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted;
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed 40$m^2$
6. Post height - does not exceed 3m measured from natural ground level
7. Building height - does not exceed 5m
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment
9. Site coverage does not exceed 60%
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

<table>
<tr>
<td>Water tank (above ground)<br>Except where any of the following apply:<br><br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td>
</tr>
<tr>
<td>Water tank (underground)<br>Except where any of the following apply:<br><br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay</td>
<td>1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation.</td>
</tr>
</table>

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Shop | Any of the following:<br><br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016,* classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br><br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) ancillary accommodation<br>(c) community facility<br>(d) dwelling<br>(e) dwelling addition<br>(f) residential flat building<br>(g) student accommodation. | Except development that:<br><br>1. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1<br>or<br>2. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br><br>1. does not satisfy Business Neighbourhood Zone DTS/DPF 1.2<br>or<br>2. exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1<br>or<br>3. is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site<br>or<br>4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building work<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire | None specified. |

| | |
|---|---|
| (p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Melbourne Street West Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A mixed use area accommodating low-impact employment-generating activities and a range of low to medium density housing. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Low impact non-residential uses that complement low to medium density residential accommodation. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Child care facility<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Educational facility<br>(f) Office<br>(g) Residential flat building<br>(h) Retirement village<br>(i) Supported accommodation<br>(j) Tourist accommodation. |
| Built Form and Character | |
| PO 2.1<br>Buildings setback from side boundaries to complement the pattern of development. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings set back behind landscaped frontages to Melbourne Street to provide a consistent and attractive streetscape. | DTS/DPF 2.2<br>A landscape strip at least 3.5m wide is provided along the Melbourne Street frontage. |
| PO 2.3<br>Other than for catalyst sites, parts of buildings above 2 building levels are set back from Melbourne Street to complement the prevailing character to Melbourne Street. | DTS/DPF 2.3<br>Parts of a building above 2 building levels are set back at least 6m from Melbourne Street. |
| PO 2.4<br>Development is set back from the boundary of an adjacent zone and from Old Street to maintain residential amenity. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Verandahs, awnings or balconies and the like not constructed over the public footpath. | DTS/DPF 2.5<br>None are applicable. |

| | |
|---|---|
| Catalyst Sites | |
| PO 3.1<br>Development on a catalyst site is comprised of medium-rise residential uses integrated with non-residential uses to contribute to vibrancy of the street. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development on a catalyst site is designed to manage the interface with the City Living Zone with regard to intensity of use, overshadowing, massing, building proportions and traffic to minimise impacts on residential amenity. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development on a catalyst site contributes to streetscape character and vibrancy through building designs that:<br>(a) encourage overlooking of the street, particularly at the ground and first floor<br>(b) create the appearance of narrow frontages and enhance visual interest<br>(c) are vertically massed<br>(d) include above street level fenestration, balconies, parapets, architectural detailing and ornamentation which contribute to the rich visual texture. | DTS/DPF 3.3<br>None are applicable. |
| Access and Parking | |
| PO 4.1<br>Development does not result in additional crossovers on the primary street frontage to minimise conflicts with pedestrians and cyclists./span> | DTS/DPF 4.1<br>Vehicular access where it consolidates or replaces existing crossovers. |
| PO 4.2<br>Vehicle access from Melbourne Street is designed and located to minimise disruption to the pattern of built form and landscaping. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Vehicle parking areas are located to minimise disruption to the continuity of built form and the streetscape character along Melbourne Street. | DTS/DPF 4.3<br>Vehicle parking areas are located behind buildings with a frontage to Melbourne Street. |
| Advertisements | |
| PO 5.1<br>Advertisements are:<br>(a) restrained in size, design and illumination to complement the character of the locality<br>(b) limited to one advertisement identifying the lawful existing or proposed activity for the site. | DTS/DPF 5.1<br>None are applicable. |

## Capital City Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth. |
| DO 2 | High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>A vibrant mix of residential, retail, community, commercial and professional services, civic and cultural, health, educational, recreational, tourism and entertainment facilities. | DTS/DPF 1.1<br>The following types of development, or combinations thereof, are envisaged:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Consulting Room<br>(d) Dwelling<br>(e) Educational facility |

| | |
|---|---|
| | (f) Hospital<br>(g) Hotel<br>(h) Licensed Premises<br>(i) Library<br>(j) Office<br>(k) Supported Accommodation<br>(l) Residential Flat Building<br>(m) Shop<br>(n) Student Accommodation<br>(o) Tourist accommodation. |
| PO 1.2<br><br>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality. | DTS/DPF 1.2<br><br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br><br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Activation | |
| PO 2.1<br><br>Non-residential land uses at ground floor level such as shops and restaurants support and maximise pedestrian activity to provide visual interest and positively contribute to public safety, walkability and vibrancy. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Development:<br><br>(a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy;<br>(b) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm;<br>(c) provides a clear sense of address to each building. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Land uses typically open during night time hours incorporate activities along street frontages at ground level that encourage day time activation compatible with surrounding land uses. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Shopfronts incorporating security features such as security grilles and shutters are designed to allow visual permeability into the premises, allow for light spill onto the street, and complement the appearance of the building's frontage. | DTS/DPF 2.4<br><br>Grilles, shutters or similar security features with at least 75% permeability. |
| Built form and Character | |
| PO 3.1<br><br>A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets. | DTS/DPF 3.1<br><br>None are applicable |
| PO 3.2<br><br>Buildings:<br><br>(a) are designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line;<br>(b) where located in an existing low-rise context, are designed to include a podium/street wall height and upper level setback that:<br>(i) relates to the scale and context of adjoining built form;<br>(ii) provides a human scale at street level;<br>(iii) creates a well-defined and continuity of frontage;<br>(iv) gives emphasis and definition to street corners to clearly define the street grid; and | DTS/DPF 3.2<br><br>None are applicable. |

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|---|---|
| (v) contributes to the interest, vitality and security of the pedestrian environment. | |
| PO 3.3<br>Building façades are strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways. | DTS/DPF 3.3<br>None are applicable |
| PO 3.4<br>Development along The Terraces (North, East, South and West) is designed to positively contribute to a continuous built form to frame the Park Lands and city edge. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Development along the city's boulevards (as identified in Capital City Zone Table 5.1):<br>(a) built to the street boundary at lower levels to reinforce the City's grid layout and frame the boulevard<br>(b) designed to provide a sense of arrival into the City and strongly define junctions where located on a corner site. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Development avoids activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity. | DTS/DPF 3.6<br>None are applicable. |
| PO 3.7<br>Development along the city's boulevards (as identified in Capital City Zone Table 5.1) is designed to maximise views to the Park Lands and not clutter existing view corridors to the Adelaide Hills when viewed from the public realm. | DTS/DPF 3.7<br>None are applicable. |
| PO 3.8<br>Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a majority of the Square. | DTS/DPF 3.8<br>Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox. |
| PO 3.9<br>Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares is designed to reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks. | DTS/DPF 3.9<br>None are applicable. |
| PO 3.10<br>Provision of outdoor eating and drinking facilities associated with cafes and restaurants fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares positively contributes to activity and creates a focus for leisure in the Squares. | DTS/DPF 3.10<br>None are applicable. |
| PO 3.11<br>Development along minor streets and laneways is informed by its local context to maintain the prevailing built form pattern and structure, and designed to provide a sense of enclosure, and enable fine-grain uses at street level to create an intimate, active, inclusive and walkable public realm. | DTS/DPF 3.11<br>None are applicable. |
| PO 3.12<br>Buildings north of the City Main Street Zone are designed to enable natural sunlight access to the southern footpath of the main street. | DTS/DPF 3.12<br>Buildings north of the City Main Street Zone that cast a shadow on the southern footpath of the main street incorporate narrow and setback tower elements and provide spaces between buildings. |
| PO 3.13<br>Buildings are adaptable and flexible to accommodate a range of land uses. | DTS/DPF 3.13<br>The ground floor of buildings has a minimum floor to ceiling height of 3.5m. |
| Building Height | |
| PO 4.1<br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and*Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context and achieves the desired outcomes of the Zone. | DTS/DPF 4.1<br>Development does not exceed the following building heights:<br>**Maximum Building Height (Levels)**<br>Maximum building height is 6 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 22m<br>Maximum building height is 28m<br>Maximum building height is 29m<br>Maximum building height is 36m<br>Maximum building height is 43m<br>Maximum building height is 53m<br>No prescribed height limit<br>In relation to DTS/DPF 4.1, in instances where: |

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| | (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 4.2<br><br>Development exceeding the building height specified in the *Maximum Building Height (Levels) Technical* and *Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variatio*n layer is generally not contemplated unless:<br><br>(a) the development provides for the retention, conservation and reuse of a building that:<br>(i) is a State or local heritage place and the heritage values of the place will be maintained<br>(ii) provides a notable positive contribution to the character of the local area<br>or<br>(b) the building incorporates measures that provide for a substantial additional gain in sustainability and it demonstrates at least four of the following are met:<br>(i) the development provides an orderly transition up to an existing taller building or prescribed maximum height in an adjacent Zone or building height area on the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation* layer<br>(ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street<br>(iii) Incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network<br>(iv) provides higher amenity through provision of private open space in excess of minimum requirements by 25 percent for at least 50 percent of dwellings<br>(v) no on site car parking is provided<br>(vi) at least 75% of the ground floor street fronts of the building are active frontages<br>(vii) the building has frontage to a public road that abuts the Adelaide Park Lands;<br>(viii) where the development includes housing, at least 15% of the dwellings are affordable housing<br>(ix) the impact on adjacent properties is no greater than a building of the maximum height on the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation* layer in relation to sunlight access and overlooking. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Buildings designed to achieve optimal height and floor space yields. | DTS/DPF 4.3<br><br>New development has a minimum building height of:<br><br>(a) not less than half of the maximum building height specified in DTS/DPF 4.1, or 8 building levels (with a minimum of 28m) in instances where 'No prescribed height limit' is specified in DTS/DPF 4.1;<br>or<br>(b) within the City Frame Subzone: 3 building levels (with a minimum of 11.5m), or 4 building levels (with a minimum of 15m) on sites fronting South Terrace<br><br>other than where:<br><br>(a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations<br>(b) the site of the development adjoins the City Living Zone and a lesser building height is required to positively manage the interface with low-rise residential development<br>(c) the site of the development adjoins a heritage place, or contains a heritage place<br>or<br>(d) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building. |
| Interface | |
| PO 5.1<br><br>Development is designed to manage the interface with residential uses in the City Living Zone:<br><br>(a) in relation to building proportions, massing, and overshadowing; and<br>(b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity (including licensed premises). | DTS/DPF 5.1<br><br>None are applicable. |
| PO 5.2<br><br>Parts of a development exceed the maximum building height specified in DTS/DPF 4.1 and adjoin the City Living Zone boundaries are designed to minimise negative visual and amenity impacts to residential living areas and outdoor open space. | DTS/DPF 5.2<br><br>Parts of a building above the maximum building height specified in DTS/DPF 4.1 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation. |
| Movement | |

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| PO 6.1<br>Access to, and movement within, the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists. | DTS/DPF 6.1<br>None are applicable. |
| Access | |
| PO 7.1<br>Vehicular access points are associated with multi-level and/or non-ancillary car parks located to minimise disruption to traffic flow. | DTS/DPF 7.1<br>Vehicular access points associated with multi-level and/or non-ancillary car parks are located on a secondary road frontage, or utilise an existing crossover. |
| PO 7.2<br>Development designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 7.2<br>None are applicable. |
| Advertisements | |
| PO 8.1<br>Advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Advertisements along Chesser Street, French Street and Coromandel Place are located below verandah level of the ground floor. | DTS/DPF 8.2<br>Along Chesser Street, French Street and Coromandel Place, advertisements are not located more than 3.7m above natural ground level or an abutting footpath or street. |
| Concept Plans | |
| PO 9.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 9.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 79 - Primary Pedestrian Area<br>In relation to DTS/DPF 9.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met. |
| Public Realm | |
| PO 10.1<br>Development in the public realm where it:<br>(a) does not present a safety risk to pedestrians or other users of the public road<br>(b) does not interrupt pedestrian movement<br>(c) does not interfere with existing infrastructure or services on the street<br>(d) positively contributes to the vibrancy of the area<br>(e) is consistent with the outcomes of the zone. | DTS/DPF 10.1<br>None are applicable. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels.<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary. |

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| | 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) consulting room<br>(d) dwelling<br>(e) office<br>(f) residential flat building<br>(g) shop<br>(h) student accommodation<br>(i) temporary public service depot. | Except development that exceeds the maximum building height specified in Capital City Zone DTS/DPF 4.1. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) retaining wall<br>(k) shade sail<br>(l) solar photovoltaic panels (roof mounted)<br>(m) swimming pool or spa pool and associated swimming pool safety features<br>(n) tree damaging activity<br>(o) verandah<br>(p) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### Table 5.1 - City Boulevards

West Terrace, North Terrace, East Terrace, South Terrace, Currie Street, Grenfell Street, Franklin Street, Flinders Street, Grote Street, Wakefield Street, Morphett Street, King William Street and Pulteney Street.

### City Frame Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Primarily medium to high rise residential development supported by a mix of ground level shops, personal services, restaurants and community and hospitality uses, to create an active and visually continuous edge to the Adelaide Park Lands Zone. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Medium to high rise residential development and other forms of accommodation supported by a mix of shops, personal services, restaurants and community and hospitality uses. | DTS/DPF 1.1<br>Development in medium-rise or high-rise buildings comprising one or more of the following:<br>(a) Dwelling<br>(b) Non-residential land uses at ground level, including:<br>(i) Child care facility<br>(ii) Consulting room<br>(iii) Hotel<br>(iv) Indoor recreation facility<br>(v) Licensed premises<br>(vi) Office<br>(vii) Shop<br>(c) Residential flat building<br>(d) Retirement facility<br>(e) Supported accommodation<br>(f) Tourist accommodation. |
| PO 1.2<br>Additions to existing wholly non-residential development may occur where it is located and/or designed in a manner that does not unreasonably impact negatively upon adjacent residential land uses. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Small scale licensed premises, nightclubs or bars are designed and sited to maintain day and evening activation at street level where they do not unreasonably negatively impact dwellings contained within the same building or adjacent residential development. | DTS/DPF 1.3<br>None are applicable. |
| Design and Appearance | |
| PO 2.1<br>Development encourages a uniform streetscape established through a largely consistent front setback. Landscaping and small variations in front setback may occur where they will assist in softening the continuous edge of new built form, reinforce the sense of address and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings create visual interest and active street frontages to maximise passive surveillance of the street and Adelaide Park Lands Zone. | DTS/DPF 2.2<br>The ground floor primary frontage of buildings provides at least 70% of the street frontage as visually permeable, transparent or clear glazed. |

# Caravan and Tourist Park Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>The provision of tourist accommodation in non-permanent structures largely in the form of caravan and tent sites, cabins and transportable dwellings, are complemented by permanent buildings for tourist accommodation in appropriate locations and a range of associated facilities to enhance experiences for travellers. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Amenity block, including shower, toilet and laundry facilities<br>(c) Dwelling in the form of a manager's residence ancillary to tourist accommodation<br>(d) Office ancillary to tourist accommodation<br>(e) Recreation area including tennis court, basketball court, playground<br>(f) Shop ancillary to tourist accommodation<br>(g) Swimming pool/spa pool<br>(h) Tourist accommodation comprising cabins, caravans, tent sites. |
| PO 1.2<br>Tourist accommodation and associated facilities are located within an open landscaped setting for the amenity of travellers. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>On-site amenities including shower, toilet and laundry facilities, recreation areas, swimming pool/spa and similar activities are provided in association with tourist accommodation at a scale commensurate with the number of travellers and residents able to be accommodated within the park for their convenience and enjoyment. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Dwelling in the form of a manager or caretaker residence associated with and ancillary to tourist accommodation for the efficient management, maintenance and support of tourist activities. | DTS/DPF 1.4<br>Dwelling:<br>(a) is ancillary to and located on the same allotment as the tourist accommodation<br>(b) has a demonstrated connection with tourist accommodation<br>(c) will not result in more than one worker's dwelling on an allotment. |
| PO 1.5<br>Caravans, cabins and other forms of accommodation used for non-traveller residential purposes do not unduly compromise the provision and availability of tourist accommodation for the benefit and convenience of travellers. | DTS/DPF 1.5<br>Residential accommodation comprises no more than 40% of the total number of residences (cabins, caravan and tent sites and other accommodation) on each allotment. |
| PO 1.6<br>Shop associated with and ancillary to tourist accommodation as a convenient service to travellers accommodated within the zone. | DTS/DPF 1.6<br>Shop:<br>(a) is ancillary to and located on the same allotment as tourist accommodation<br>(b) has a gross leasable floor area up to 150$m^2$. |
| PO 1.7<br>Office associated with and ancillary to tourist accommodation to support the management and operational aspects of tourist development. | DTS/DPF 1.7<br>Office:<br>(a) is ancillary to and located on the same allotment as tourist accommodation<br>(b) has a gross leasable floor area up to 50$m^2$. |
| Built Form and Character | |
| PO 2.1<br>Buildings positively contribute to the character of the locality and complement the height of nearby buildings. | DTS/DPF 2.1<br>Building height does not exceed 1 building level and 6m. |
| PO 2.2<br>Landscaping is used to define spaces, reinforce internal networks and screen utility areas from surrounding uses to enhance visual amenity within and around the perimeter of the zone. | DTS/DPF 2.2<br>None are applicable. |

| | |
|---|---|
| PO 2.3<br>Buildings and fixtures attached to the land and recreational facilities are set back from internal roads to accommodate vehicular movements and contribute to the safety of residents and travellers. | DTS/DPF 2.3<br>Buildings and fixtures attached to the land and recreational facilities are set back at least 1 metre from an internal road. |
| PO 2.4<br>Buildings are set back from public roads to mitigate impacts on the streetscape. | DTS/DPF 2.4<br>Buildings are set back at least 6m from a public road. |
| PO 2.5<br>Buildings, caravan and tent sites and recreational areas set back from the boundary of the zone to minimise impacts on neighbouring properties. | DTS/DPF 2.5<br>Buildings, caravan and tent sites and recreational areas are set back at least 2m from the zone boundary and an adjoining site in other ownership used for residential purposes. |
| Land Division | |
| PO 3.1<br>No additional allotment(s) are created except where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007* to provide for the secure accommodation of longer-term residents. | DTS/DPF 3.1<br>Land division for a lease or licence under the *Residential Parks Act 2007* where an agreement is made, granted or accepted under that Act. |
| PO 3.2<br>Each caravan, cabin and dwelling is provided with adequate space for the occupant's exclusive use to enhance the amenity for travellers. | DTS/DPF 3.2<br>Caravan, cabin and dwelling sites are not less than $100m^2$ in area. |
| Internal Roads | |
| PO 4.1<br>Internal road surfaces are treated to prevent the generation of dust to contribute to the amenity of residents and travellers. | DTS/DPF 4.1<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Freestanding advertisements do not create a visually dominant element within the locality, particularly when facing a residential area. | DTS/DPF 5.1<br>Freestanding advertisements are:<br>(a) up to 2m in height above natural ground level and up to $2m^2$ per sign face when located adjacent to a zone primarily for residential development<br>(b) up to 4m in height above natural ground level and up to $4m^2$ per sign face in any other case. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply: | 1. The alteration does not: |

| | |
|---|---|
| • Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | (a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. iThe development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) |

| | |
|---|---|
| | 8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m |

| | |
|---|---|
| | 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Land division | Any of the following:<br>(a) land division where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007*<br>(b) land division that is a boundary realignment. |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000$m^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) amenity block, shower, toilet and laundry facilities (or any combination thereof)<br>(c) tourist accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Caravan and Tourist Park Zone DTS/DPF 2.1<br>or<br>2. does not satisfy Caravan and Tourist Park Zone DTS/DPF 2.5. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building work<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted) | None specified. |

| | |
|---|---|
| (o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Office. | Except office that does not satisfy Caravan and Tourist Park Zone DTS/DPF 1.7. |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 7. Shop. | Except shop that does not satisfy Caravan and Tourist Park Zone DTS/DPF 1.6 or where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 8. Telecommunications facility. | Except telecommunications facility exceeding 30m in height or where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## City Living Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
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| DO 1 | Predominantly low-rise, low to medium-density housing, with medium rise in identified areas, that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Small scale employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Land Use and Intensity | |
| PO 1.1<br>Diverse housing and accommodation complemented by a range of compatible non-residential uses supporting an active and convenient neighbourhood. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Child care facility<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Educational facility<br>(f) Office<br>(g) Personal or domestic services establishment<br>(h) Place of worship<br>(i) Recreation area<br>(j) Residential flat building<br>(k) Retirement facility<br>(l) Supported accommodation. |
| PO 1.2<br>Non-residential development located and designed to improve community accessibility to | DTS/DPF 1.2<br>None are applicable. |

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| services primarily in the form of:<br>(a) small-scale commercial uses such as offices, consulting rooms and personal or domestic services establishments<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing<br>(d) open space and recreation facilities<br>(e) expansion of existing hospital and associated facilities. | |
| PO 1.3<br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity, and primarily comprise:<br>(a) home-based business activities<br>(b) the reuse and adaption of existing commercial premises<br>(c) new businesses along street frontages with an established mixed use character, particularly the following:<br>(i) within the Medium-High Intensity Subzone and fronting:<br>A. Gilles Street / Gilbert Street<br>B. Sturt Street<br>C. Carrington Street (west of Hurtle Square)<br>D. Archer Street<br>E. Ward Street<br>(ii) Tynte Street (west of Bevis Street) | DTS/DPF 1.4<br>A consulting room, office or personal or domestic services establishment (or any combination thereof) satisfies any one of the following:<br>(a) comprises a change in the use of an existing building that is lawfully used as a consulting room, office or personal or domestic services establishment (or any combination thereof)<br>(b) is located on the ground floor and associated with a dwelling where at least 50% of the total floor area of the ground floor is used for residential purposes (excluding any garage or carport associated with residential development)<br>(c) it is wholly located on the ground floor of a building and satisfies one of the following:<br>(i) the building is in the Medium-High Intensity Subzone and has a primary street frontage to any of the following:<br>A. Gilles Street / Gilbert Street<br>B. Sturt Street<br>C. Carrington Street (west of Hurtle Square)<br>D. Archer Street<br>E. Ward Street<br>(ii) the building has a primary street frontage to Tynte Street (west of Bevis Street). |
| PO 1.5<br>Development associated with or ancillary to an existing non-residential or institutional activity identified on any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code is contained on a site within a Concept Plan boundary, or any directly adjoining site, to avoid detrimental impact on adjacent residential amenity. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.6<br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br>(a) where the alterations or additions relate to a facility located within any relevant Concept Plan boundary as contained in Part 12 – Concept Plans of the Planning and Design Code, the alterations or additions are located wholly within the Concept Plan boundary<br>(b) set back at least 3m from any boundary shared with a residential land use<br>(c) building height not exceeding 1 building level<br>(d) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(e) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Built Form and Character | |
| PO 2.1<br>The number of dwellings is increased in the zone while maintaining residential amenity. | DTS/DPF 2.1<br>The number of dwellings in the zone is increased in accordance with one of the following:<br>(a) redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant subzone<br>(b) adaptation and conversion of non-residential buildings to residential uses<br>(c) development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings. |
| PO 2.2<br>Development contributes to a predominantly low-rise residential character, except when located in the Medium - High Intensity Subzone or East Terrace Subzone where it contributes to a predominantly medium rise residential character, consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation* layer and the *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database or any relevant Concept Plan and positively responds to the local context. | DTS/DPF 2.2<br>Except where a Concept Plan specifies otherwise or on a Catalyst Site in the East Terrace Subzone, development (excluding garages, carports and outbuildings):<br>(a) does not exceed the following building height(s):<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels |

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| | **Maximum Building Height (Levels)**<br>Maximum building height is 6 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 8.5m<br>Maximum building height is 14m<br>Maximum building height is 18m<br>Maximum building height is 11m<br><br>(b) is not less than the following building height:<br><br>**Minimum Building Height (Levels)**<br>Minimum building height is 2 levels<br>Minimum building height is 3 levels<br><br>In relation to DTS/DPF 2.2, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer, *Maximum Building Height (Metres) Technical and Numeric Variation* layer, or *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 2.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(e) no value is returned for DTS/DPF 2.2(a) (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.<br>(f) no value is returned for DTS/DPF 2.2(b) (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 2.2(b) is met. |
| PO 2.3<br><br>New buildings and structures visible from the public realm consistent with:<br><br>(a) the valued streetscape characteristics of the area<br>(b) prevailing built form characteristics, such as floor to ceiling heights, of the area. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the area | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5<br><br>Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage. | DTS/DPF 2.5<br><br>None are applicable. |
| Building Setbacks | |
| PO 3.1<br><br>Buildings are set back from primary street boundaries to complement the existing streetscape character. | DTS/DPF 3.1<br><br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable<br>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — No DTS/DPF is applicable.<br><br>For the purposes of **DTS/DPF 3.1:**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback |

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| | (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 3.2<br><br>Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | DTS/DPF 3.2<br><br>Building walls are no closer than 900mm to secondary street boundary. |
| PO 3.3<br><br>Buildings setback from side boundaries to provide:<br><br>(a) separation between buildings in a way that is consistent with the established streetscape of the locality.<br>(b) access to natural light and ventilation to neighbours. | DTS/DPF 3.3<br><br>Building walls are setback from a side boundary not less than the nearest side setback of the primary building on the adjoining allotment. |
| PO 3.4<br><br>Buildings are setback from rear boundaries to provide:<br><br>(a) access to natural light and ventilation for neighbours<br>(b) open space recreational opportunities<br>(c) space for landscaping and vegetation. | DTS/DPF 3.4<br><br>Building walls are set back from the rear boundary at least:<br><br>(a) 3m for the ground floor level<br>(b) 5m for first floor building level<br>(c) 5m plus an additional 1m setback added for every 1m in height above a wall height of 7m. |
| PO 3.5<br><br>Boundary walls are limited in height and length to manage impacts on adjoining properties. | DTS/DPF 3.5<br><br>For buildings that do not have a common wall, any wall sited on a side boundary meets all of the following:<br><br>(a) does not exceed 3m in wall height<br>(b) does not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone<br>(c) when combined with other walls on the boundary, does not exceed 45%<br>(d) is setback at least 3m from any existing or proposed boundary walls. |
| Site Dimensions and Land Division | |
| PO 4.1<br><br>Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality. | DTS/DPF 4.1<br><br>Except on a Catalyst Site in the East Terrace Subzone, development accords with the following:<br><br>(a) site areas (or allotment areas in the case of land division) not less than: |

| Minimum Site Area |
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| Minimum site area for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm |
| Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 600 sqm; residential flat building is 500 sqm |

(b) site frontages not less than:

| Minimum Frontage |
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| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |

In relation to DTS/DPF 4.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) no value is returned for DTS/DPF 4.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

Car Parking and Access

| PO 5.1 | DTS/DPF 5.1 |
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| Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development, through measures such as:<br>(a) providing access from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity<br>(b) siting any new car parking away from street frontages. | None are applicable. |
| PO 5.2 | DTS/DPF 5.2 |
| Car parking associated with development on an institutional or college site identified on a concept plan is provided at basement level to minimise the streetscape impact. | None are applicable. |

Advertisements

| PO 6.1 | DTS/DPF 6.1 |
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| Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

Concept Plans

PO 7.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.

DTS/DPF 7.1

The site of the development is wholly located outside any relevant Concept Plan boundary.
The following Concept Plans are relevant:

| Description |
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| Concept Plan 25 - Kathleen Lumley College |
| Concept Plan 26 - Archer West |
| Concept Plan 27 - Aquinas College |
| Concept Plan 28 - St Mark's College |
| Concept Plan 29 - St Ann's College |
| Concept Plan 30 - Lincoln College |
| Concept Plan 31 - Calvary Hospital |
| Concept Plan 32 - St Dominic's Priory College |
| Concept Plan 33 - Helping Hand Aged Care |
| Concept Plan 84 - Carrington Street South |
| Concept Plan 83 - Former Channel 9 Site, North Adelaide |

In relation to DTS/DPF 7.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.
(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

Ancillary Buildings and Structures

PO 8.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

DTS/DPF 8.1

Ancillary buildings:

(a) are ancillary to a dwelling erected on the same site
(b) have a floor area not exceeding 60m$^2$
(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the dwelling to which it is ancillary or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street
  (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
    A. for dwellings of single building level - 7m in width or 30% of the site frontage, or 7m in width or 50% of the site frontage where located in the Medium-High Intensity Subzone or the East Terrace Subzone, whichever is the lesser
    B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone, unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

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| | (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 8.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 8.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 8.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 8.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br><table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500$m^2$</td><td>60$m^2$</td></tr><tr><td>>500$m^2$</td><td>80$m^2$</td></tr></table><br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile |

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| | (e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation<br>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels.<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary. |

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|---|---|
| | 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>11. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>12. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>17. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply: | None |

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

Shade sail
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. Shade sail consists of permeable material.
4. The total area of the sail - does not exceed 40m$^2$.
5. No part of the shade sail will be:
   (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
   (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m.
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation.
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |

| | |
|---|---|
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Temporary public service depot
Except where any of the following apply:

- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- State Heritage Place Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay

1. Occupies land for no longer than 3 months
2. Ensures litter and water are contained on site
3. Provides temporary security fencing around the perimeter of the site.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40m$^2$.
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Water tank (above ground)
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. The tank is part of a roof drainage system.
4. Total floor area - not exceeding 15m$^2$.
5. The tank is located wholly above ground.
6. Tank height - does not exceed 4m above natural ground level.
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

| | |
|---|---|
| | (b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Development associated with or ancillary to any existing non-residential or institutional activity located within the boundary of Concept Plans 25 to 33 inclusive contained within Part 12 - Concept Plans of the Planning and Design Code that is not within, or on a site adjoining, the Concept Plan boundary. | None specified |
| Shop | Any of the following:<br>(a) shop that comprises a change in use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof)<br>(b) shop with a gross leasable floor area less than 1000m$^2$<br>(c) shop that is a restaurant |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) child care facility<br>(c) community centre<br>(d) dwelling<br>(e) dwelling addition<br>(f) recreation area | Except development involving any of the following:<br>1. development that exceeds the maximum building height specified in City Living DTS/DPF 2.2<br>2. development on a Catalyst Site that exceeds the maximum building height in City Living DTS/DPF 2.2 that applies to development not on a Catalyst Site<br>3. development that involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: |

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| (g) residential flat building<br>(h) retirement facility<br>(i) supported accommodation<br>(j) temporary public service depot. | (a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) personal or domestic services establishment. | Except development that:<br>1. does not satisfy City Living Zone DTS/DPF 1.4<br>or<br>2. exceeds the maximum building height specified in City Living Zone DTS/DPF 2.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m, or 11.5m where located in the Medium-High Intensity Subzone or East Terrace Subzone (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air conditioning unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) retaining wall<br>(k) shade sail<br>(l) solar photovoltaic panels (roof mounted)<br>(m) swimming pool or spa pool and associated swimming pool safety features<br>(n) tree damaging activity<br>(o) verandah<br>(p) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Medium-High Intensity Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Medium rise, medium density housing in a variety of forms with an eclectic mix of supporting non-residential land uses interspersed (including as mixed use development) that complement the area's urban residential amenity. |
| DO2 | Redevelopment of existing non-residential sites into integrated mixed use developments to increase the residential population and vibrancy of the area. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of medium density accommodation types for living, including dwellings and supported accommodation. | DTS/DPF 1.1<br>None are applicable. |
| Interface Height | |
| PO 2.1<br>Development in the Medium-High Intensity Subzone that abuts the subzone boundary is designed to manage the interface with areas of the City Living Zone outside the subzone to minimise impacts with regard to building massing, proportions and overshadowing on residential development. | DTS/DPF 2.1<br>None are applicable. |

### North Adelaide Low Intensity Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Predominantly low rise low density housing on large allotments in an open landscaped setting. |
| DO2 | An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form and Character | |
| PO 1.1<br>Buildings sited and designed to complement the low-density or very-low density character of the neighbourhood, in locations where an open landscape setting is the prevailing character. | DTS/DPF 1.1<br>None are applicable. |
| Site Coverage | |
| PO 2.1<br>Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood, in locations where an open landscaped setting is the prevailing character. | DTS/DPF 2.1<br>The development does not result in site coverage exceeding 50%. |

### East Terrace Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Predominately medium rise housing on large allotments in an open landscaped setting. |
| DO2 | Integrated developments on catalyst sites to assist in the transformation of a locality and facilitate an increase in the residential population of the City, while also creating a greater level of activity fronting the Park Lands. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Site Coverage | |
| PO 1.1<br>Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood. | DTS/DPF 1.1<br>Except on catalyst sites, the development does not result in site coverage exceeding 50%. |
| Catalyst Sites | |
| PO 2.1<br>Development on a catalyst site includes medium to high scale residential uses. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Small scale shops, cafes and restaurants generally integrated with residential development and located on ground or first floor levels to increase street level activity facing the Park Lands. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development designed to respond to its context and manage impacts in relation to building height, building proportions and traffic impacts, and avoid land uses, or intensity of land uses, that adversely affect residential amenity. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Parts of a development on a catalyst site that exceed the maximum building height specified in the *Building Height (Maximum Levels) Technical and Numeric Variation* layer designed to minimise visual impacts on adjacent sensitive uses. | DTS/DPF 2.4<br>None are applicable. |

**Table 4 - Restricted Development Classification**

## City Main Street Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the city supported by medium to high-density residential development. Non-residential activities including shops, restaurants and licensed premises positively contribute to the day and evening economies, public safety, walkability and city vibrancy. |
| DO 2 | The built form positively contributes to:<br>(a) a streetscape that is visually interesting at human-scale, comprising articulated buildings with a high level of fenestration and balconies oriented towards the street<br>(b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm and intimate character, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours, including restaurants, educational, community and cultural facilities and visitor and residential accommodation. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Child care facility<br>(b) Consulting Room<br>(c) Dwelling<br>(d) Educational Facility<br>(e) Hotel<br>(f) Licensed Premises<br>(g) Office<br>(h) Residential Flat Building<br>(i) Retirement Facility<br>(j) Student Accommodation<br>(k) Supported Accommodation<br>(l) Shop<br>(m) Tourist Accommodation |
| PO 1.2<br>Retail, office, entertainment and recreation related uses, supplemented by other businesses that provide a range of goods and services to the city and the surrounding district. | DTS/DPF 1.2<br>None are applicable. |

| | |
|---|---|
| PO 1.3<br>Land uses typically open during night time hours incorporate activities along street frontages at ground level that encourage day time activation compatible with surrounding land uses. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places. | DTS/DPF 1.4<br>Dwellings developed in conjunction with non-residential uses sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level<br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.5<br>Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Ground floor level uses generate high levels of pedestrian activity and contribute to an active and vibrant main street. | DTS/DPF 1.6<br>Shop, office, or consulting room uses located on the ground floor level of buildings. |
| PO 1.7<br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared |
| Built Form and Character | |
| PO 2.1<br>Buildings are:<br>(a) designed to reinforce the street edge and grid pattern of the city streets<br>(b) designed to include a podium/street wall and upper level setback that responds to local context, including the scale and context of adjacent built form, to ensure a cohesive and consistent streetscape and positively contribute to a sense of enclosure<br>(c) of a rich visual design that has regard to above street level fenestration, balconies, parapets, architectural detailing and ornamentation. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings and structures are designed to complement and respond to the established fine grained main street character by:<br>(a) ensuring the verandah profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings<br>(b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings are designed to create visual connection between the public realm and ground level interior to ensure an active interface with the main street and maximise passive surveillance. | DTS/DPF 2.3<br>The ground floor primary frontage of buildings provide at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation. |
| PO 2.4<br>Buildings provide a high amenity pedestrian environment by providing shelter and shade | DTS/DPF 2.4<br>Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian |

| | |
|---|---|
| over footpaths. | shelters. |
| PO 2.5<br>Buildings are adaptable and flexible to accommodate a range of land uses. | DTS/DPF 2.5<br>The ground floor of buildings has a minimum floor to ceiling height of 3.5m. |
| PO 2.6<br>Development that reinforces the main street as important pedestrian promenades and vibrant places. | DTS/DPF 2.6<br>None are applicable |
| PO 2.7<br>Shopfront security features are designed to allow visual permeability into the shop, allow for the spill of light from the shopfront onto the street, and complement the appearance of the frontage. | DTS/DPF 2.7<br>Security grilles incorporating solid shutters with at least 75% permeability. |
| PO 2.8<br>Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street. | DTS/DPF 2.8<br>Buildings with a 0m setback from the primary street boundary. |
| PO 2.9<br>In secondary streets and laneways (off the main street) building setbacks above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure. | DTS/DPF 2.9<br>Buildings with a 0m setback from the secondary street boundary. |
| PO 2.10<br>High rise built form on the northern side of Rundle Mall, Rundle Street, Hindley Street and Gouger Street incorporating slender tower elements, spaces between buildings or other design techniques that enable natural sunlight access to the southern footpath. | DTS/DPF 2.10<br>None are applicable. |
| PO 2.11<br>Development avoids activities that result in a gap in the built form along a public road or thoroughfare (such as an open lot car park) for an extended period of time to minimise negative impacts on streetscape continuity. | DTS/DPF 2.11<br>None are applicable. |
| Building Height | |
| PO 3.1<br>Building height is consistent with the maximum height expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context and achieves the desired outcomes of the Zone, except a catalyst site in the City High Street Subzone. | DTS/DPF 3.1<br>Except where a Concept Plan specifies otherwise or the development is located on a catalyst site in the City High Street Subzone, development does not exceed the following building height(s):<br>**Maximum Building Height (Levels)**<br>Maximum building height is 2 levels<br>Maximum building height is 4 levels<br>Maximum building height is 6 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 14m<br>Maximum building height is 22m<br>Maximum building height is 34m<br>Maximum building height is 43m<br>Maximum building height is 53m<br>No prescribed height limit<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) more than one value is returned, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned for (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 3.2<br>In the Rundle Street, Rundle Mall, Hindley Street, and Gouger and Grote Street Subzones, development exceeding the building height specified in the *Maximum Building Height (Levels) Technical and Numeric Variation* layer and the *Maximum Building Height (Metres) Technical and Numeric Variation* layer is generally not contemplated unless:<br>(a) the development provides for the retention, conservation and reuse of a building that:<br>(i) is a State or local heritage place and the heritage values of the place will be maintained<br>(ii) provides a notable positive contribution to the character of the local area<br>or<br>(b) the building incorporates measures that provide for a substantial additional gain in sustainability and at least four of the following are met: | DTS/DPF 3.2<br>None is specified |

| | |
|---|---|
| (i) the development provides an orderly transition up to an existing taller building or prescribed maximum height in an adjacent Zone or building height area on the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation* layer<br>(ii) incorporates high quality open space that is universally accessible and directly connected to, and well integrated with, public realm areas of the street<br>(iii) incorporates high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network<br>(iv) provides higher amenity through provision of private open space in excess of minimum requirements by 25 percent for at least 50 percent of dwellings<br>(v) no on site car parking is provided<br>(vi) at least 75% of the ground floor street fronts of the building are active frontages<br>(vii) the building has frontage to a public road that abuts the Adelaide Park Lands;<br>(viii) where the development includes housing, at least 15% of the dwellings are affordable housing<br>(ix) the impact on adjacent properties is no greater than a building of the maximum height on the *Maximum Building Height (Levels) Technical and Numeric Variation* layer *and Maximum Building Height (Metres) Technical and Numeric Variation* layer in relation to sunlight access and overlooking. | |
| PO 3.3<br>Buildings designed to achieve optimal height and floor space yields. | DTS/DPF 3.3<br>New development has a minimum building height of not less than half of the maximum building height specified in DTS/DPF 3.1, or 8 building levels (with a minimum of 28m) in instances where 'No prescribed height limit' is specified in DTS/DPF 3.1, other than where:<br>(a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations;<br>OR<br>(b) the site of the development adjoins a heritage place, or contains a heritage place. |
| Movement, parking and access | |
| PO 4.1<br>Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form. | DTS/DPF 4.1<br>Vehicular access to be provided:<br>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or<br>(b) where it consolidates or replaces existing crossovers. |
| PO 4.2<br>Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation. | DTS/DPF 4.2<br>Vehicle parking garages are located behind buildings away from the primary main street frontage. |
| PO 4.3<br>Development designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 4.3<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Except in the Hindley Street Subzone, advertisements use simple graphics and are restrained in their size, design and colour, and achieve an overall consistency of design and appearance along individual street frontages. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality<br>(e) are sited and designed to not detract from the main street character. | DTS/DPF 5.2<br>None are applicable. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 79 - Primary Pedestrian Area<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

| Public Realm | |
|---|---|
| PO 7.1<br><br>Development in the public realm where it:<br><br>(a) does not present a safety risk to pedestrians or other users of the public road<br>(b) does not interrupt pedestrian movement<br>(c) does not interfere with existing infrastructure or services on the street<br>(d) positively contributes to the vibrancy of the area<br>(e) is consistent with the outcomes of the zone. | DTS/DPF 7.1<br><br>None are applicable. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Consulting room<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br><br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br><br>or<br><br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br><br>or<br><br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br><br>or<br><br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br><br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br><br>or |

| | |
|---|---|
| | (b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or |

| | |
|---|---|
| | (c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |

| | |
|---|---|
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) consulting room<br>(d) dwelling<br>(e) office<br>(f) residential flat building<br>(g) shop<br>(h) student accommodation<br>(i) supported accommodation<br>(j) temporary public service depot. | Except development that:<br>1. exceeds the maximum building height specified in City Main Street Zone DTS/DPF 3.1 or<br>2. is on a Catalyst Site and exceeds the maximum building height in City Main Street Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or<br>3. development that does not satisfy City High Street Subzone DTS/DPF 3.1 or 3.2 in areas where the Subzone applies. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) retaining wall<br>(k) shade sail<br>(l) solar photovoltaic panels (roof mounted)<br>(m) swimming pool or spa pool and associated swimming pool safety features<br>(n) tree damaging activity<br>(o) verandah<br>(p) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### Gouger and Grote Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Development of:<br>(a) Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, including professional services, wholesaling and culturally diverse community activities that contribute to the unique character and vibrancy of the street during the day and evening<br>and<br>(b) Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market and supports the retail, community and diverse cultural functions of the area. |

| | |
|---|---|
| DO2 | Development of Gouger Street respects a cohesive streetscape derived from the predominant 2 to 3 storey high buildings along the street edge. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Gouger and Grote streets continue to develop as an active restaurant and shopping precinct complementing the main entry points and activity of the adjacent Adelaide Central Market, while also supporting the retail, community and diverse cultural function of the wider precinct. | DTS/DPF 1.1<br><br>None are applicable. |
| PO 1.2<br><br>Licensed premises, nightclubs or bars that:<br><br>(a) are small in scale<br>(b) secondary to the primary land uses mix of the street<br>(c) are located above or below ground level<br>(d) limited in number<br>(e) do not detract from the streets daytime activation<br>(f) minimise negative impacts on nearby residential development.<br><br>and<br><br>(g) are avoided at the interface with the City Living Zone. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Mix of land uses within 'Chinatown' around Moonta Street is reinforced and opportunities for new precincts, such as in minor streets and lanes, established. | DTS/DPF 1.3<br><br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br><br>Buildings are informed by local context frame Gouger Street and nearby public realm, and provide overall visual relief from building mass at ground level. | DTS/DPF 2.1<br><br>Buildings:<br><br>(a) include a clearly defined podium or street wall with a maximum building height of 6 building levels<br><br>and<br><br>(b) have levels above the defined podium or street wall setback of 3m or more from that wall. |
| PO 2.2<br><br>Buildings fronting Gouger Street are designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line. | DTS/DPF 2.2<br><br>None are applicable. |

### Hindley Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Development of:<br><br>(a) Hindley Street (east of Morphett Street) as the pre-eminent evening and late night entertainment hub for metropolitan Adelaide with complementary shopping, hospitality, mixed business and high-density living<br><br>and<br><br>(b) Hindley Street (west of Morphett Street) as a main street with a range of retail, educational, mixed business, cultural, short-stay accommodation, hospitality uses and high-density living. |
| DO2 | Development along Hindley Street is cognisant of a streetscape characterised by nineteenth century buildings that are predominantly 2 and 3 storeys with buildings forming a continuous built form edge along the street frontage. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Hindley Street (east of Morphett Street) comprises a mix of land uses making the area the City's primary focus for late night hospitality and entertainment. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Late night entertainment on Hindley Street (east of Morphett Street) is designed and managed to integrate effectively with day time and evening land use activities. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Hindley Street (west of Morphett Street) comprises a mix of business, educational, cultural, short-stay accommodation, hospitality and retail activities with licensed premises integrating effectively with day time and evening land use activities. | DTS/DPF 1.3<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings informed by local context that frame Hindley Street and nearby public realm, and provide overall visual relief from building mass at ground level. | DTS/DPF 2.1<br>Buildings:<br>(a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height<br>and<br>(b) have levels above the defined podium or street wall setback of 3m or more from that wall. |
| PO 2.2<br>Buildings fronting Hindley Street are designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings fronting Hindley Street are:<br>(a) enhanced by the refurbishment of nineteenth century buildings<br>(b) complemented by contextual new development that provides a visually interesting built form, positively contributes to the existing and desired character and provides a safe, active and intimate human scale<br>and<br>(c) maintain the rhythm and visually continuity of verandahs, awnings, parapets and facade lines and other architectural details at podium level. | DTS/DPF 2.3<br>None are applicable. |

### Rundle Mall Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Rundle Mall is developed as the state's premier shopping destination. |
| DO2 | Development is informed by Rundle Mall's strong and unique character, vibrancy and sense of place, established by a pedestrian space framed by continuous built form made-up of active frontages that are fine-grained and visually interesting from the public realm, and framed with a strong sense of arrival from King William Street and Pultney Street and the adjoining minor streets, arcades and laneways. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A premier retail area consisting of a mix of complementary land uses that include a wide range of specialty and larger scale shops and mixed business and land uses, including residential and office on upper levels, that extend activity into the evening to enhance public safety and the vibrancy of the area. | DTS/DPF 1.1<br>None are applicable. |

| Built Form and Character | |
|---|---|
| PO 2.1<br><br>Buildings positively contribute to the built form framing Rundle Mall's public realm by responding the local context and provide visual relief at ground level from building height and massing. | DTS/DPF 2.1<br><br>Buildings:<br><br>(a) include a clearly defined podium or street wall with a maximum building height of 6 building levels and<br><br>and<br><br>(b) have levels above the defined podium or street wall setback of 3m or more from that wall. |
| Movement and Access | |
| PO 3.1<br><br>Pedestrian movement network is made up of pedestrian malls, arcades and lanes that are safe, legible, comfortable and universally designed, and link the surrounding areas to provide a variety of north-south routes to Rundle Mall and east-west links for people moving between buildings. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>Access for on-site servicing and deliveries from minor streets and private lanes is provided wherever possible, rather than from Rundle Mall. | DTS/DPF 3.2<br><br>None are applicable. |

### Rundle Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Rundle Street is developed as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels. |
| DO2 | Development along Rundle Street is informed by the local context, including the existing built form and heritage buildings of relatively consistent scale and massing that were built in the nineteenth and early twentieth century with façades that typically provide a high proportion of solid-to-void, a high level of articulation (including ornamentation and fenestration) and a combination of high-quality materials). |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>A premium retail and leisure area comprising an active restaurant and shopping precinct and a mix of land uses, including residential on upper levels, that extend activity into the evening to enhance the vibrancy of the area. | DTS/DPF 1.1<br><br>None are applicable. |
| PO 1.2<br><br>Licensed premises, nightclubs or bars:<br><br>(a) small in scale<br>(b) secondary to the primary land uses mix of the street<br>(c) located above or below ground level<br>(d) limited in numbers<br>(e) do not detract from the streets daytime activation<br>(f) minimise negative impacts on nearby residential development. | DTS/DPF 1.2<br><br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br><br>Buildings with frontage to Rundle Street (west of Frome Street) are informed by the local context when transitioning from podium element within the streetscape to taller set-back elements to protect the human scale of the main street. | DTS/DPF 2.1<br><br>Buildings with frontage to Rundle Street (west of Frome Street):<br><br>(a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height<br>(b) have levels above the defined podium or street wall setback a minimum of 3m from that wall. |
| PO 2.2<br><br>Buildings with frontage to Rundle Street (west of Frome Street) are designed to reinforce the prevailing datum heights and parapet levels of the street by design elements that provide a clear distinction between levels above and below the prevailing datum line. | DTS/DPF 2.2<br><br>None are applicable. |

| | |
|---|---|
| PO 2.3<br>Buildings with frontage to Rundle Street (east of Frome Street):<br>(a) incorporate podium elements to reconcile the scale relationship between the taller elements and the existing streetscape<br>and<br>(b) are designed to reinforce the prevailing datum heights and parapet levels of the street. | DTS/DPF 2.3<br>Buildings fronting Rundle Street (east of Frome Street) include:<br>(a) a maximum podium/street wall height that is consistent with one of the adjacent buildings facing the street and does not exceed 13m<br>(b) an upper level setback, measured from the street wall, of not less than 3m stepping up to a height of 6 storeys, then a further setback of not less than 3m stepping up to the maximum overall height<br>and<br>(c) design elements that create a clear distinction between the 13m and 22m datum lines. |
| PO 2.4<br>Buildings with frontage to Rundle Street:<br>(a) are carefully designed so that the historic main street character is retained and enhanced<br>(b) are consistent with the intimate scale and intricate and diverse architectural features of Rundle Street<br>(c) maintain the continuity of building facades retaining the subtle diversity and variety of roof and parapet lines and the horizontal massing of the townscape<br>(d) incorporate a vertical emphasis in the composition of their street facades and the disposition and proportioning of openings<br>and<br>(e) ensure upper levels of buildings are designed to reduce visual mass from the human scale of the main street. | DTS/DPF 2.4<br>None are applicable. |
| Movement and Access | |
| PO 3.1<br>Pedestrian movement network is made up of pedestrian malls, arcades and lanes that are safe, legible, comfortable and universally designed, and link the surrounding areas to provide a variety of north-south routes to Rundle Mall and east-west links for people moving between buildings. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Access for on-site servicing and deliveries from minor streets and private lanes is provided wherever possible, rather than from Rundle Mall. | DTS/DPF 3.2<br>None are applicable. |

## City High Street Subzone

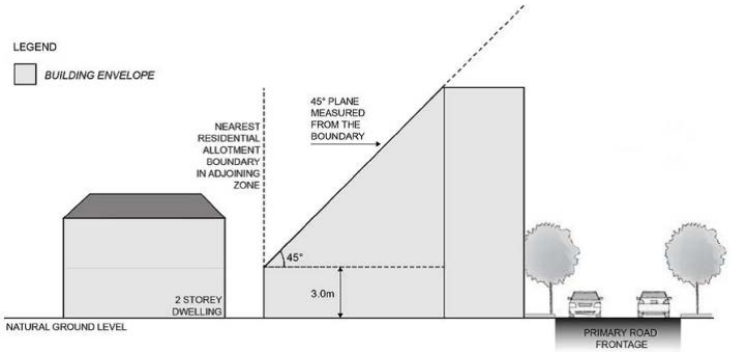
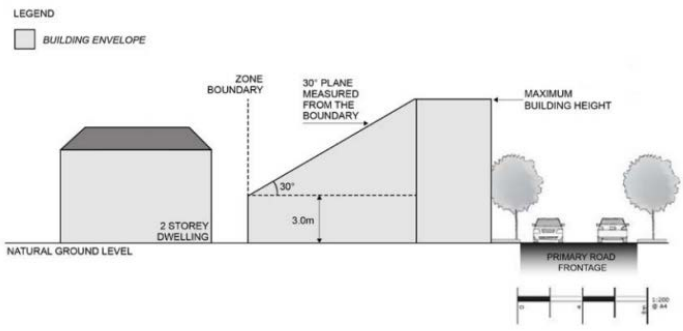
Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A safe, walkable and vibrant shopping, entertainment and commercial high street precinct with an active day and evening economy supported by medium density residential development. |
| DO 2 | Development along a city high street that contributes to an intimate public realm with active streets. |
| DO 3 | Integrated developments on catalyst sites to assist in the transformation of a locality and facilitate an increase in the residential population of the City, while also activating the public realm and creating a vibrant main street feel. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A vibrant mix of land uses adding to the vitality of the area, providing services to the local community, and visitor and residential accommodation. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Licensed premises, nightclubs or bars that:<br>(a) are small in scale<br>(b) secondary to the primary land uses mix of the street<br>(c) are located above or below ground level<br>(d) limited in number | DTS/DPF 1.2<br>None are applicable. |

| | |
|---|---|
| (e) do not detract from the street's daytime activation<br><br>and<br><br>(f) minimise negative impacts on nearby residential development. | |
| Built Form and Character | |
| PO 2.1<br><br>Buildings informed by local context that frame main street and nearby public realm, and provide overall visual relief from building mass at ground level. | DTS/DPF 2.1<br><br>Buildings:<br><br>(a) include a clearly defined podium or street wall with a maximum building height of 2 building levels in height; and<br>(b) have levels above the defined podium or street wall setback of 3m or more from that wall. |
| PO 2.2<br><br>Buildings fronting the main streets are designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Buildings fronting the main street are:<br><br>(a) enhanced by the refurbishment of nineteenth century buildings<br>(b) complemented by contextual new development that provides a visually interesting built form, positively contributes to the existing and desired character and provides a safe, active and intimate human scale<br><br>and<br><br>(c) maintain the rhythm and visually continuity of verandahs, awnings, parapets and facade lines and other architectural details at podium level. | DTS/DPF 2.3<br><br>None are applicable. |
| Interface | |
| PO 3.1<br><br>Except on catalyst sites , buildings mitigate visual impacts of building massing on residential development within the City Living Zone. | DTS/DPF 3.1<br><br>Except on catalyst sites , buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within the City Living Zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):<br><br> |
| PO 3.2<br><br>Except on catalyst sites , buildings mitigate overshadowing of residential development within the City Living Zone. | DTS/DPF 3.2<br><br>Except on catalyst sites, buildings on sites with a southern boundary adjoining the boundary of an allotment used for residential purposes in the City Living Zone are constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the allotment boundary as shown in the following diagram:<br><br> |
| PO 3.3 | DTS/DPF 3.3 |

| | |
|---|---|
| Buildings on an allotment fronting a road that is not the primary corridor (ie O'Connell Street, Hutt Street, Melbourne Street, Sturt Street or Halifax Street) and where land on the opposite side of that road is within a neighbourhood-type zone, provide an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | None are applicable. |
| Catalyst Sites | |
| PO 4.1<br>Development on a catalyst site comprises medium to high rise residential development that is carefully integrated with non-residential development. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Development on catalyst sites designed to manage the interface with the City Living Zone with regard to intensity of use, overshadowing, massing, building proportions and traffic to minimise impacts on residential amenity. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Catalyst sites contribute to the vibrancy of the main street through building designs that:<br>(a) include a mix of land uses that create activity and overlooking of the street, particularly at the ground level and the first floor;<br>(b) create the appearance of narrow frontages and enhance visual interest;<br>(c) are vertically massed; and<br>(d) include above street level fenestration, balconies, parapets, architectural detailing and ornamentation which contribute to the rich visual texture. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>The scale of development on catalyst sites respond to its context, particularly the nature of adjacent land uses and the interface treatments required to address impacts on sensitive uses. | DTS/DPF 4.4<br>None are applicable. |
| PO 4.5<br>Where there is an apparent conflict between the catalyst site provisions and subzone provisions (including any quantitative criteria) the catalyst site provisions will take precedence. | DTS/DPF 4.5<br>None are applicable. |

## City Riverbank Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. |
| DO 2 | A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians. |
| DO 3 | Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A diverse range of community, commercial and employment generating land uses (not including residential development) that connect the city centre to the natural environment of the River Torrens and Adelaide Park Lands with clusters of related activities, such as:<br>(a) clinical health, training, education and research<br>(b) entertainment, tourism and accommodation<br>(c) education and administration<br>(d) innovative science and employment<br>(e) community and cultural institutions. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Arena<br>(c) Child care facility<br>(d) Community centre<br>(e) Consulting room<br>(f) Office<br>(g) Convention centre<br>(h) Educational facility<br>(i) Entertainment venue<br>(j) Helicopter landing facility<br>(k) Hospital<br>(l) Hotel<br>(m) Licensed premises |

| | |
|---|---|
| | (n) Land division<br>(o) Light industry (including high technology and research based activity)<br>(p) Shop<br>(q) Tourist accommodation. |
| PO 1.2<br>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality. | DTS/DPF 1.2<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to a state maintained road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br>Building heights provide an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace. | DTS/DPF 2.1<br>None are applicable |
| PO 2.2<br>Development:<br>(a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy<br>(b) contributes to pedestrian comfort by minimising micro climatic impacts<br>(c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn<br>(d) provides a clear sense of address to each building<br>(e) is compatible with the topography of the site and change in character from a strong city edge on the southern side of North Terrace to the landscaped setting provided by the River Torrens and Adelaide Park Lands. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development reinforces the grand boulevard character of North Terrace and King William Road by reflecting the patterns of landscaped spaces and built form, building proportions and scale. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Coordinated development provides public spaces and landscaping, including deep plantings that soften the dominance of buildings and provide a range of spaces that are suitable for group meetings, social activities and passive enjoyment. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Pedestrian shelter, public art, street furniture and the like designed as an integral part of built form, open space and landscaping. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>The contribution of heritage buildings is enhanced by ensuring:<br>(a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric<br>(b) views and physical connections to heritage buildings and their important heritage features is maintained<br>(c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Development recognises the Karrawirra Pari / Riverbank precinct as a place of gathering and significance for traditional indigenous custodians, through visible, authentic and immersive initiatives that: | DTS/DPF 2.7<br>None are applicable. |

| | |
|---|---|
| (a) celebrate, tell and bring to life the stories of traditional custodians<br>(b) reinforce the identity and purpose of the Karrawirra Pari precinct<br>(c) rehabilitate the river corridor, that can be used as an educative tool for indigenous culture and practices. | |
| Advertising | |
| PO 3.1<br>Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone. | DTS/DPF 3.1<br>None are applicable. |
| Movement, parking and access | |
| PO 4.1<br>Pedestrian and cycle movement based on a network of pathways linking the surrounding zones and providing a variety of north-south and east-west links including:<br>(a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points, in particular:<br>(i) the continuation of Bank Street connecting through to the Adelaide Oval footbridge,<br>(ii) along the western side of the Adelaide Railway Station Building connecting through to the Adelaide oval footbridge<br>(iii) the continuation of Gray Street,<br>(iv) along Montefiore Road through to Morphett Street and<br>(v) along King William Road through to King William Street<br>(b) the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail<br>(c) the Adelaide Park Lands trail through the Innovation Subzone to connect to the existing trail to the north<br>(d) an east-west connection across the railway line from the Royal Adelaide Hospital through to Gaol Road and beyond to Bonython park<br>(e) improved east-west connections between land located on the eastern and western sides of Montefiore Road. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>A central pedestrian pathway designed as a single plane surface and maintained to:<br>(a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways<br>(b) link key buildings and public areas within the Zone. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Pedestrian movement prioritised and designed to be free from vehicle conflict. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Development provides a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight. | DTS/DPF 4.4<br>None are applicable. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 85 - City Riverbank - Innovation<br>Concept Plan 125 - City Riverbank - West<br>Concept Plan 153 - City Riverbank - Festival Plaza<br>In relation to DTS/DPF 5.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels.<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996Panels are installed parallel to the roof of a building and with<br>2. underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

**Table 2 - Deemed-to-Satisfy Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) consulting room<br>(c) light industry (including high technology and research based activity)<br>(d) office<br>(e) shop<br>(f) temporary public service depot. | Except development that does not satisfy:<br><br>1. Health Subzone DTS/DPF 2.1 in areas where the Subzone applies<br>2. Entertainment Subzone DTS/DPF 2.1 in areas where the Subzone applies<br>3. Innovation Subzone DTS/DPF 3.1 in areas where the Subzone applies<br>4. Cultural Institutions Subzone DTS/DPF 2.4 in areas where the Subzone applies. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) retaining wall<br>(k) shade sail<br>(l) solar photovoltaic panels (roof mounted)<br>(m) Swimming pool or spa pool and associated swimming pool safety features<br>(n) tree damaging activity<br>(o) verandah<br>(p) water tank. | None specified. |

| | |
|---|---|
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

### Cultural Institutions Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A vibrant cluster of cultural and institution uses including tertiary education, research, viceregal, libraries and museums that attract students, professionals, workers and visitors to the city. |
| DO 2 | Well designed and functional buildings and public spaces that provide pedestrian and cyclist friendly streetscapes and active street frontages that facilitate positive social interaction. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A diverse range of cultural and institutional uses including tertiary education and associated student accommodation, research, library, viceregal, museums and galleries. | DTS/DPF 1.1<br>The types of development envisaged within the zone, except:<br>(a) Convention centre<br>(b) Entertainment venue<br>(c) Helicopter landing facility<br>(d) Hospital<br>(e) Motel<br>(f) Serviced apartments<br>(g) Tourist accommodation. |
| PO 1.2<br>A limited range of secondary activities that are complementary to the primary purpose of the subzone, such as student accommodation, shops, licensed premises, community facilities, and research facilities, and avoid other uses. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development that emphasises the horizontal grouping of building elements anduses vertical proportions in projections and in the disposition of openings. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings with modelled and textured facades of predominantly masonry appearance similar to the early buildings that contribute to the established historical character of the zone. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings that complement the form, appearance, materials and finishes of existing buildings in the locality, including the predominant:<br>(a) red brick or masonry walls<br>(b) slate, shingles, terra cotta tiles or copper for exposed roofs. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4 | DTS/DPF 2.4 |

| | |
|---|---|
| Building heights within the zone transition down to the Adelaide Park Lands from the height of existing buildings established along North Terrace. | Buildings located:<br>(a) along road and Adelaide Park Lands frontages not exceeding 3 building levels and 11.5m in building height<br>(b) away from road and Adelaide Park Lands frontages not exceeding 6 building levels and 22m in building height. |
| PO 2.5<br>Pleasant and interesting lawn and paved landscaped areas that create spaces suitable for a variety of activities ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. | DTS/DPF 2.5<br>None are applicable. |

### Entertainment Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses. | DTS/DPF 1.1<br>None are applicable |
| PO 1.2<br>A range of health, education and research facilities may also be developed west of Montefiore Road to complement existing and emerging health-related activities in the adjacent Health Subzone. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings of a height and scale that references North Terrace, and minimises impacts on the River Torrens. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Where buildings exceed 20 building levels or 71m in building height they will:<br>(a) be of exemplary design<br>(b) not be located adjacent to the River Torrens<br>(c) positively respond to the local context and achieves the desired outcomes of the Zone. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings adjacent to the River Torrens, east of Montefiore Road, are designed to provide an active edge to the river and are of a low scale commensurate with its landscape setting. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Buildings along King William Road are designed to enable views through to important State Heritage buildings and the public plaza area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>A new public plaza developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Development adjacent to the River Torrens, west of Montefiore Road:<br>(a) provides an active and appealing edge to the river<br>(b) achieves a high level of amenity<br>(c) is of high quality design, particularly when viewed from the northern side of the river<br>(d) maintains an open, safe and connected pedestrian and cycle route along the river's edge<br>(e) provides a transition in scale down from North Terrace to the river and complements the scale of development on the eastern side of Montefiore Road. | DTS/DPF 2.6<br>None are applicable |

| | |
|---|---|
| PO 2.7<br>Development at ground level within the forecourt area containing the 'Yerrakartarta' public artwork (located to the west of the Adelaide Railway Station building) provides connections between North Terrace and the Riverbank. | DTS/DPF 2.7<br>None are applicable |
| PO 2.8<br>Buildings, particularly those that face the River Torrens, incorporate active land uses and design techniques at ground level that contribute to the vitality, safety and activation of the riverbank precinct. | DTS/DPF 2.8<br>None are applicable |

### Health Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A health precinct that creates an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital and the city. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A range of significant health, education and research facilities that support the establishment of a significant health and biomedical precinct. | DTS/DPF 1.1<br>None are applicable |
| PO 1.2<br>Land on the north-western side of the railway line developed primarily with facilities that:<br>(a) support and complement the range of health, education and research facilities envisaged in the balance of Health Subzone<br>(b) enable pedestrian and cycle movement through to the Adelaide Park Lands Zone. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Adaptation and reuse of the Police Barracks:<br>(a) supported through a range of additional uses such as community and tourism activities<br>(b) in a manner that complements the historic values and park lands setting of the locality. | DTS/DPF 1.3<br>None are applicable |
| PO 1.4<br>Adaptation and reuse of the Old Adelaide Gaol and associated buildings:<br>(a) supported through a range of additional uses such as community and tourism activities<br>(b) in a manner that complements the historic values and park lands setting of the locality. | DTS/DPF 1.4<br>None are applicable |
| Built Form and Character | |
| PO 2.1<br>Buildings have a positive scale relationship to the North Terrace edge of the Capital City Zone and provide a grand entrance to the city from the west. | DTS/DPF 2.1<br>Buildings fronting North Terrace not exceeding 15 building levels and 53m in building height. |
| PO 2.2<br>Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings north of the central pathway provide an active edge to the River Torrens and are of a low scale commensurate with the landscape setting. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development provides a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that:<br>(a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected | DTS/DPF 2.4<br>None are applicable. |

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| (b) the potential for adverse impacts on hospital occupants and activities as a result of road traffic and the operation of rail services adjacent to the Zone is minimised. | |
| PO 2.5<br>Development sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Building heights on the north-western side of the railway transition down in scale, with lower buildings located towards the Adelaide Park Lands and in a manner that complements the existing heritage features of the adjoining Police Barracks and Old Adelaide Gaol. | DTS/DPF 2.6<br>None are applicable. |

### Innovation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities. |
| DO 2 | A range of low to high rise buildings with high quality contemporary buildings and public spaces within a landscaped setting that responds to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of innovative commercial, cultural (including museum and art gallery), educational and research activities supported by a mix of compatible employment generating land uses. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Small scale retail development to meet the day to day needs of workers and visitors to the precinct. | DTS/DPF 1.2<br>Shops not exceeding 250m$^2$ total gross leasable floor area. |
| PO 1.3<br>A range of small to medium scale services and facilities serving the area such as child care facilities, entertainment, hospitality and the like. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Child care facilities, hotels, licensed premises and tourism accommodation established as secondary uses on the site of a lesser scale and prominence. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Higher impact land uses such as commercial development (including high technology and research based activity) clustered in key nodes where compatible with adjoining uses. | DTS/DPF 1.5<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>A high standard of contemporary architectural design providing an innovative response to the unique context of the area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development reinforces the grand boulevard character of North Terrace by reflecting the patterns of landscaped spaces and built form, building proportions and scale. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Outdoor eating and drinking facilities associated with cafés and restaurants on ground floors contribute to the vitality of the Zone. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Buildings in proximity to the Adelaide Botanic Garden or Adelaide Park Lands are sited and designed to create view corridors to and from the Botanic Garden. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5 | DTS/DPF 2.5 |

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|---|---|
| Buildings in proximity to the Adelaide Botanic Garden or Adelaide Park Lands should seek to minimise impacts on plant collections as a result of overshadowing, stormwater runoff, heat, light or wind direction. | None are applicable. |
| Building Height | |
| PO 3.1<br><br>Buildings of a height and scale that minimise impacts on the Adelaide Botanic Garden and Adelaide Park Lands as well as referencing the scale of buildings facing North Terrace and Frome Road. | DTS/DPF 3.1<br><br>Except where located in the Innovation Centre (identified on the Innovation Subzone Concept Plan), buildings not exceeding 15 building levels and 53m in building height. |
| PO 3.2<br><br>Buildings in the Innovation Centre (identified on Concept Plan 85 - City Riverbank - Innovation, Adelaide) only exceed 15 building levels or 53m in building height where:<br><br>(a) exemplary standards of architectural merit and environmental sustainability are met<br>(b) the building positively contributes to the quality and function of the urban fabric of the precinct overall<br>(c) overshadowing impacts on the Adelaide Botanic Garden are minimised<br>(d) and at least four of the following are provided:<br>(i) high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street<br>(ii) high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site to the surrounding pedestrian network<br>(iii) no on-site car parking<br>(iv) active frontages are located on at least 75 percent of the ground floor street fronts of the building<br>or<br>(v) the building is designed to provide measures that provides for a substantial additional gain in sustainability. | DTS/DPF 3.2<br><br>None are applicable. |
| Open Space | |
| PO 4.1<br><br>Open space:<br><br>(a) is coordinated to provide a variety of pleasant, cohesive, hard and soft, high quality landscaped spaces among and adjacent to buildings<br>(b) incorporates planting themes defined by a mix of exotic and Australian native plantings, lawns and garden beds. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2<br><br>Development on the eastern portion of the site (as shown on Innovation Subzone Concept Plan):<br><br>(a) results in an open park like setting complementary to the Adelaide Botanic Garden<br>(b) is carefully managed to sensitively balance its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands<br>(c) minimises uses or activities that would alienate the area from public usage<br>(d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment<br>(e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands<br>(f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Boundary treatments with the Adelaide Botanic Garden are of an open and transparent nature with the use of design features, fencing, landscaping treatments that integrate with the open space setting. | DTS/DPF 4.3<br><br>None are applicable. |
| PO 4.4<br><br>Existing open space at the northern end of the Innovation Subzone (as shown on Innovation Subzone Concept Plan) is maintained to provide :<br><br>(a) a pedestrian link between Frome Road and the Adelaide Botanic Gardens<br>(b) a continuation of the open vista from the Adelaide Botanic Gardens through to the heritage listed Barr Smith Library within the grounds of the Adelaide University. | DTS/DPF 4.4<br><br>None are applicable |
| Movement and parking | |
| PO 5.1<br><br>Development incorporates the connection of the Adelaide Park Lands Trail between the Adelaide Park Lands and North Terrace within the area identified as Public Space and Park Lands Trail on the Innovation Subzone Concept Plan, and:<br><br>(a) provides a safe, welcoming, connected and convenient experience for people walking and cycling<br>(b) supports interaction with the variety of Park Lands landscapes and activities, including a high amenity interface with the Adelaide Botanic Gardens and buildings within the cultural precinct | DTS/DPF 5.1<br><br>None are applicable. |

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| (c) creates a natural Park Lands experience that blends the edge between the site and Botanic Garden<br>(d) minimises the length of the trail adjacent to a public road. | |
| PO 5.2<br>Where parking for multiple cars is provided, it:<br>(a) is not located at ground floor street frontages or detract from the provision of active street frontages<br>(b) minimises the extent of parking that is visible from public areas to that which is required for emergency service vehicles, temporary event parking and set down (drop off) functions<br>(c) incorporates façade treatments where located along major street frontages or interfacing with the Adelaide Park Lands or Botanic Garden, with the built form sufficiently enclosed and detailed to complement neighbouring buildings and screen vehicle parking from view from public areas and other buildings<br>(d) is comprehensively integrated with high quality landscaping that includes large trees<br>(e) is ancillary to an approved or existing use. | DTS/DPF 5.2<br>None are applicable. |
| Advertising | |
| PO 6.1<br>Advertisements use simple graphics and be restrained in their size, design and colour. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians. | DTS/DPF 6.2<br>None are applicable. |

## Coastal Waters and Offshore Islands Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation. |
| DO 2 | A limited number of small-scale, low-impact developments supporting conservation, navigation, science, recreation, tourism, aquaculture or carbon storage. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Small-scale, low-impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Agricultural building<br>(c) Aquaculture<br>(d) Boat berth<br>(e) Campground<br>(f) Dwelling alterations or additions<br>(g) Farming<br>(h) Jetty<br>(i) Navigation structures, boat berth, pier, pontoon or similar structure<br>(j) Public amenities<br>(k) Renewable energy facility. |
| Development on off-shore islands | |
| PO 2.1<br>Islands that are isolated from the mainland are not developed for residential development until the appropriate level of infrastructure, hazard protection and environmental management is in place. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Farming activities on offshore islands occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3 | DTS/DPF 2.3 |

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|---|---|
| Small-scale tourist accommodation on offshore islands such as camping grounds, huts and cabins avoids delicate or environmentally sensitive areas. | None are applicable. |
| PO 2.4<br><br>Renewable energy facilities and ancillary development do not impact on the scenic quality of the coast and islands. | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5<br><br>Small-scale ground-mounted solar power facilities on islands to service existing approved development on the same land. | DTS/DPF 2.5<br><br>Solar power facilities:<br><br>(a) do not generate more than 30KW<br>(b) generate power which is to be used wholly in association an approved land use<br>(c) are set back at least 10m from adjoining allotments in other ownership<br>(d) are not located within 100m of a dwelling in other ownership. |
| PO 2.6<br><br>Offshore recreational pontoons avoid seagrass and are safely secured. | DTS/DPF 2.6<br><br>Offshore recreational pontoons are:<br><br>(a) not fixed to the shoreline or to any other structure<br>(b) not located over seagrass<br>(c) include anchors designed to withstand seasonal wave conditions. |
| Environmental Protection | |
| PO 3.1<br><br>Development is undertaken in a manner which minimises the potential for harm to the marine and coastal environment or to fisheries and aquaculture, including harm arising from actions that introduce a biosecurity risk. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>Development avoids pollution (including turbidity and sedimentation) ,shading and effects on water flows harming the marine environment both inside and outside of the zone. | DTS/DPF 3.2<br><br>None are applicable. |
| PO 3.3<br><br>Development avoids important nesting or breeding areas and areas that are important for the movement/migration patterns of fauna. | DTS/DPF 3.3<br><br>None are applicable. |
| PO 3.4<br><br>Development avoids delicate or environmentally sensitive coastal areas and key habitat areas within and adjacent offshore islands such as sand dunes, cliff tops, estuaries, wetlands, mangroves and samphire areas. | DTS/DPF 3.4<br><br>None are applicable. |
| PO 3.5<br><br>Offshore development is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972* and the *Marine Parks Act 2007*. | DTS/DPF 3.5<br><br>Offshore development is located not less than 1km from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that Act. |
| Built Form and Character | |
| PO 4.1<br><br>Development on offshore islands is sited and designed unobtrusively to minimise the visual impact on the natural environment by:<br><br>(a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape<br>(b) being located below hilltops and ridgelines<br>(c) being screened by existing vegetation. | DTS/DPF 4.1<br><br>None are applicable. |
| Land Division | |
| PO 5.1<br><br>Land division on offshore islands supports the management or improvement of the natural environment including avoiding:<br><br>(a) further fragmentation of land that may reduce effective management of the environment<br>(b) parcel arrangements that increase direct property access to waterfront areas. | DTS/DPF 5.1<br><br>Land division on offshore islands achieves (a) and (b):<br><br>(a) does not create any additional allotments<br>(b) boundary realignments do not result in any additional allotments with frontage or direct access to the coast and will satisfy one of the following:<br>(i) is for the creation of a public road or a public reserve<br>(ii) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures<br>(iii) is for the management of existing native vegetation. |
| Concept Plans | |
| PO 6.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br><br>In relation to DTS/DPF 6.1, in instances where: |

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| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve) |

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| | 8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>10. if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>11. in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) building work on railway land<br>(e) carport<br>(f) deck<br>(g) dwelling alterations or additions<br>(h) farming<br>(i) fence<br>(j) internal building works<br>(k) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof)<br>(l) land division<br>(m) outbuilding<br>(n) pergola<br>(o) private bushfire shelter<br>(p) protective tree netting structure<br>(q) public amenities<br>(r) recreational pontoon<br>(s) replacement building<br>(t) retaining wall<br>(u) shade sail<br>(v) solar photovoltaic panels (roof mounted)<br>(w) swimming pool or spa pool and associated swimming pool safety features<br>(x) tree damaging activity<br>(y) temporary accommodation in an area affected by bushfire<br>(z) verandah<br>(aa) water tank. | None specified. |
| 3. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Coastal Waters and Offshore Islands Zone.

**Placement of Notices - Exemptions for Restricted Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Coastal Waters and Offshore Islands Zone.

## Commonwealth Facilities Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone accommodating nationally significant aviation and defence-related activities.<br><br>**NOTE**: Land in the zone is subject to Commonwealth laws where development may occur without the need for an approval under the *Planning, Development and Infrastructure Act 2016*. In circumstance where a class of development is proposed that is subject to state planning laws, the development is subject to assessment against the Planning and Design Code. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br><br>Commonwealth aviation and defence-related development and complementary activities. | DTS/DPF 1.1<br><br>None are applicable. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

| | |
|---|---|
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

| | |
|---|---|
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment |

| | |
|---|---|
| | 9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| None specified. | None specified. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Community Facilities Zone

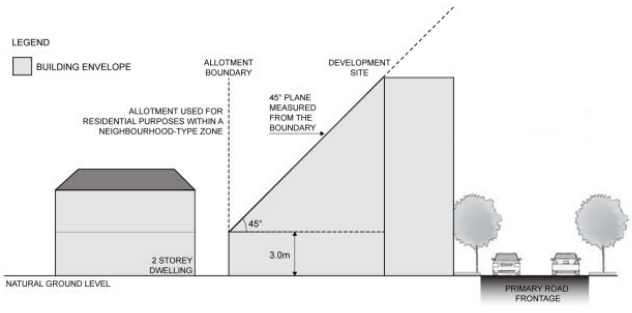
### Assessment Provisions (AP)

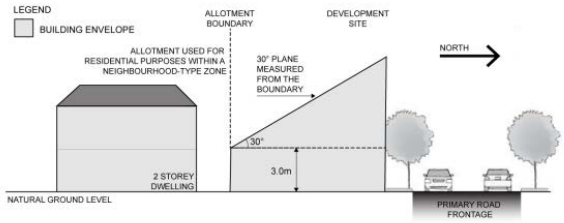
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Provision of a range of community, educational, recreational and health care facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Cemetery<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Educational facility<br>(f) Emergency services facility<br>(g) Health care facility<br>(h) Hospital<br>(i) Indoor recreation facility<br>(j) Library<br>(k) Office associated with community service<br>(l) Place of worship<br>(m) Recreation area<br>(n) Shop |
| PO 1.2<br>Shops including restaurants are of a scale that is subordinate to the principal community use of land. | DTS/DPF 1.2<br>Shop gross leasable floor area does not exceed 250m$^2$. |
| PO 1.3<br>Offices are of a scale that is subordinate to the principal community use of land. | DTS/DPF 1.3<br>Office gross leasable floor area does not exceed 250m$^2$. |
| PO 1.4<br>Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.7<br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Building Height and Setbacks | |
| PO 2.1 | DTS/DPF 2.1 |

| | |
|---|---|
| Building height is consistent with the maximum height expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally consistent with the prevailing character of the locality and height of nearby buildings. | Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s):<br><br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>Maximum building height is 14 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 4.5m<br>Maximum building height is 8.2m<br>Maximum building height is 9m<br>Maximum building height is 10m<br>Maximum building height is 11.5m<br>Maximum building height is 12m<br>Maximum building height is 12.5m<br>Maximum building height is 15m<br>Maximum building height is 18m<br>Maximum building height is 18.5m<br>Maximum building height is 43m<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.2<br><br>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone. | DTS/DPF 2.2<br><br>Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):<br><br> |
| PO 2.3<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 2.3<br><br>Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): |

| | |
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| |  |
| PO 2.4<br>Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation | DTS/DPF 2.4<br>Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 2.5<br>Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 2.5<br>None are applicable. |
| Advertisements | |
| PO 3.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 3.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds $2m^2$ per side. |
| Concept Plans | |
| PO 4.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 4.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 71 - Hamley Bridge<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 90 - Residential - Gardner St, Littlehampton<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East<br>Concept Plan 156 - Precinct 202<br>In relation to DTS/DPF 4.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply: | 1. The fence is formed (wholly or partially) from brush |

| | |
|---|---|
| • Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Educational facility<br>Except where any of the following apply:<br>• Hazards (Bushfire - High Risk) Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Development comprises the construction, alteration of, or addition to, a classroom or other covered outdoor educational area within the area of an existing educational facility.<br>2. The building does not exceed 1 building level.<br>3. The building is setback at least 3m from any boundary.<br>4. The floor area of the building does not exceed 200m$^2$.<br>5. The building will not result in fewer vehicular parks on the site and off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located: |

| | |
|---|---|
| | (a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) community facility<br>(d) educational facility<br>(e) protective tree netting structure<br>(f) recreation area. | Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following:<br>1. Community Facilities Zone DTS/DPF 2.2<br>2. Community Facilities Zone DTS/DPF 2.3. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail | None specified. |

| | |
|---|---|
| (m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 4. Consulting room. | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Office. | Except office that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following:<br>1. Community Facilities Zone DTS/DPF 1.3<br>2. Community Facilities Zone DTS/DPF 2.2<br>3. Community Facilities Zone DTS/DPF 2.3. |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop. | Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following:<br>1. Community Facilities Zone DTS/DPF 1.2<br>2. Community Facilities Zone DTS/DPF 2.2<br>3. Community Facilities Zone DTS/DPF 2.3. |
| 9. Telecommunications facility. | Except telecommunications facility that:<br>1. is within 50m of a neighbourhood-type zone<br>or<br>2. exceeds 30m in height<br>or<br>3. is on a site that is adjacent land to a site (or land) used for residential purposes. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### St Andrews Hospital Precinct Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Accommodating hospital, clinical and health training, and allied research and educational facilities, along with independent medical and allied health facilities, supported by a mix of compatible accommodation and retail activity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1 | DTS/DPF 1.1 |

| | |
|---|---|
| Development is associated with or ancillary to the provision of community or health care services. | Development comprises one or more of the following:<br>(a) Child care facility<br>(b) Consulting room<br>(c) Dwelling<br>(d) Educational facilities<br>(e) Hospital<br>(f) Office<br>(g) Shop<br>(h) Supported Accommodation |
| PO 1.2<br>Small-scale shops, cafés restaurants or kiosks, located at ground or lower building floor levels to increase street level activity facing the Park Lands and service the local community. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Residential development primarily as part of a mixed use building located on the upper floors. | DTS/DPF 1.3<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings designed to reduce the apparent bulk of large scale development to contribute to a more intimate and human-scaled environment. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is designed to manage the interface with residential uses in the City Living Zone:<br>(a) in relation to building proportions, massing, and overshadowing<br>(b) by avoiding land uses, or intensity of land uses, that unduly impact residential amenity. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings adjacent to Gilles Street, Vincent Street and St John's Lane are designed to complement the streetscape character regarding scale, massing, siting, composition and form. | DTS/DPF 2.3<br>None are applicable. |
| Catalyst Sites | |
| PO 3.1<br>Development on a catalyst site is medium to high scale. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Catalyst sites should be developed to manage the interface with residential development regarding intensity of use, overshadowing, massing, building proportions and traffic to minimise impacts on residential amenity. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>The scale of development on a catalyst site should respond to its context, particularly the nature of the adjacent land uses and the interface treatments required to address impacts on sensitive uses. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Where there is an apparent conflict between the catalyst site provisions and Subzone, provisions (including any quantitative criteria) the catalyst site provisions will take precedence. | DTS/DPF 3.4<br>None are applicable. |
| Access | |
| PO 4.1<br>Vehicle access, or intensification of access, from South Terrace or Gilles Street where possible. | DTS/DPF 4.1<br>None are applicable. |
| PO4.2<br>Car parking located behind buildings wherever possible. | DTS/DPF 4.2<br>None are applicable. |
| Advertisements | |
| PO5.1<br>Advertisements are restrained in design, and simple in use of colour to achieve a coherent and complementary appearance. | DTS/DPF 5.1<br>None are applicable. |

## WCH and Memorial Hospital Precinct Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Provision of health care and associated facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to the provision of health care or health related services. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Child care facility<br>(b) Community facility<br>(c) Consulting room<br>(d) Educational facility<br>(e) Health care facility<br>(f) Hospital<br>(g) Office associated with community service<br>(h) Shop associated with community services |
| Built Form and Character | |
| PO 2.1<br>Development adjoining King William Road (north of Kermode Street) is of a scale and designed to complement the streetscape character along King William Road. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development south of Kermode Street sited and designed to:<br>(a) retain the set back and sense of address and open character to the Park Lands<br>(b) provide a transition down to a low rise scale adjacent to Sir Edwin Smith Drive<br>(c) provide an activated building interface to Kermode Street<br>(d) ensure buildings are sited off of side and rear boundaries and avoid blank walls that will be visible from the surrounding locality<br>(e) provide a visually interesting streetscape with buildings having a high level of fenestration, detailing and orientation towards the street<br>(f) minimise visual impact of car parking, vehicle access and egresses by siting any new car parking away from the street frontages. | DTS/DPF 2.2<br>None are applicable. |
| Advertisements | |
| PO 3.1<br>Advertisements are restrained and discreet in design. | DTS/DPF 3.1<br>None are applicable. |

### Neighbourhood Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Community, educational and health care land uses and residential development at medium densities as an alternative land use. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Residential land uses at medium densities that provide an alternative to community, educational and health care facilities in the zone. | DTS/DPF 1.2<br>Development comprises one or more of the following:<br>(a) dwelling |

| | |
|---|---|
| | (b) residential flat building |
| Built Form and Character | |
| PO 2.1<br>Buildings designed, sited and of a scale and appearance that complements the character and amenity of adjoining residential areas and buildings of heritage significance. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Residential development that incorporates a high standard of architectural and urban design and sustainability. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Residential development constructed adjacent to a residential allotment in a neighbourhood-type zone:<br>(a) is of a bulk, height and floor space and provides a site frontage that complements the character and amenity of the locality<br>(b) provides space around buildings to maintain and enhance the predominant character of the locality and provide opportunities for landscaping. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>In areas where public or common open space would otherwise be deficient, residential development provides open space of a size and area sufficient to meet the recreational and lifestyle needs of residents. | DTS/DPF 2.4<br>None are applicable. |
| Building Height | |
| PO 3.1<br>Residential buildings of up to 3 storeys in height sufficiently set back from an existing dwelling in the zone, subzone or an adjoining zone to avoid detrimental impact on those dwellings due to the height, scale or bulk of the development. | DTS/DPF 3.1<br>None are applicable. |
| Landscaping | |
| PO 4.1<br>Development incorporates substantial landscaping of streetscapes and unbuilt spaces. | DTS/DPF 4.1<br>None are applicable. |

## Conservation Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Camp ground<br>(c) Farming<br>(d) Public toilet |
| PO 1.2<br>Development is primarily in the form of:<br>(a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes<br>(b) scientific monitoring structures or facilities<br>(c) a small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts<br>(d) structures for conservation management purposes. | DTS/DPF 1.2<br>None are applicable. |

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| PO 1.3<br><br>Farming activities occur on already cleared land and outside of areas containing native vegetation (including revegetated areas lost through bushfire), coastal dunes and wetlands of national importance. | DTS/DPF 1.3<br><br>None are applicable. |
| Land Division | |
| PO 2.1<br><br>Land division supports the management or improvement of the natural environment including avoiding:<br><br>(a) further fragmentation of land that may reduce effective management of the environment<br>(b) parcel arrangements that increase direct property access to waterfront areas (including access via a public reserve)<br>(c) additional allotments with frontage to the coast or River Murray. | DTS/DPF 2.1<br><br>Land division satisfies (a) and (b):<br><br>(a) does not create any additional allotments<br>(b) for a boundary realignment that does not result in any additional allotments with frontage or direct access to the coast or River Murray (including access via a public reserve) and will satisfy one of the following:<br>(i) is for the creation of a public road or a public reserve<br>(ii) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures<br>(iii) is for the management of existing native vegetation<br>(iv) the resultant allotments are not less than:<br><br>**Minimum Site Area**<br>Minimum site area is 10 ha<br>Minimum site area is 100 ha<br>Minimum site area is 1,200 sqm<br>Minimum site area is 2,000 sqm<br>Minimum site area is 2 ha<br>Minimum site area is 20 ha<br>Minimum site area is 200 ha<br>Minimum site area is 40 ha<br>Minimum site area is 600 sqm<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(c) more than one value is returned in the same field for DTS/DPF 2.1(b)(iv), refer to the *Minimum Site Area Technical and Numeric Variation ,* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) no value is returned for DTS/DPF 2.1 (b)(iv) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| Environmental Protection | |
| PO 3.1<br><br>Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>Development avoids seagrass, mangroves and saltmarshes for their biodiversity value and carbon storage potential. | DTS/DPF 3.2<br><br>None are applicable. |
| Built Form and Character | |
| PO 4.1<br><br>Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by:<br><br>(a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape<br>(b) being located below hilltops and ridgelines<br>(c) being screened by existing vegetation. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2<br><br>Development is sited and designed to minimise impacts on the natural environment by:<br><br>(a) containing construction and built form within a tightly defined site boundary<br>(b) minimising the extent of earthworks. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Recreation or visitor facilities are located in publicly accessible areas in proximity to existing recreation trails to minimise impact on the natural environment. | DTS/DPF 4.3<br><br>None are applicable. |
| PO 4.4<br><br>Development does not obscure existing public views to landscape, river or seascape features and is not visibly prominent from key public vantage points, including public roads or car parking areas. | DTS/DPF 4.4<br><br>None are applicable. |
| Access and Car Parking | |
| PO 5.1<br><br>Vehicle access points are limited to minimise impact on the natural environment. | DTS/DPF 5.1<br><br>No more than one vehicle access point is provided to a site, landmark or lookout. |

| | |
|---|---|
| PO 5.2<br>Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Roads are of a width and route to encourage low speeds and minimise impact on the natural environment. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Recreational trails and access ways are located to direct the public away from sensitive areas to minimise impact on the natural environment. | DTS/DPF 5.4<br>None are applicable. |
| PO 5.5<br>Recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment. | DTS/DPF 5.5<br>Pedestrian access ways/recreational trails are raised or constructed of permeable materials. |
| PO 5.6<br>Car parking areas are designed to minimise impact on the natural environment. | DTS/DPF 5.6<br>Car parking areas are:<br>(a) constructed of permeable material<br>(b) located on already legally cleared land<br>(c) consolidated in one location. |
| Advertisement | |
| PO 6.1<br>Advertisements are limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities. | DTS/DPF 6.1<br>Advertisements are for one or more of the following:<br>(a) direction<br>(b) identification and interpretation of environmental values<br>(c) identification of recreational and tourism facilities. |
| PO 6.2<br>Advertisements are limited in number and size to minimise impact on the visual and natural environment. | DTS/DPF 6.2<br>The total combined area of advertisement(s) is not greater than $2m^2$ on any one site and no part is greater than 3m in height from natural ground level. |
| Landscaping | |
| PO 7.1<br>Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment. | DTS/DPF 7.1<br>None are applicable. |
| Hazard Risk Minimisation | |
| PO 8.1<br>Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property. | DTS/DPF 8.1<br>None are applicable. |
| Concept Plans | |
| PO 9.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 9.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 4 - Minda Incorporated Brighton Campus - North Brighton<br>Concept Plan 74 - Shelley Beach - Kellidie Bay<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 14 - Buckland Park<br>Concept Plan 71 - Hamley Bridge<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>In relation to DTS/DPF 9.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met. |

Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• Shack Relocation Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Shack Relocation Subzone<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Shack Relocation Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Shack Relocation Subzone<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Shack Relocation Subzone<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling |

| | |
|---|---|
| | (b) in any other case, no part of the netting canopy is within 15m of the dwelling |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• Shack Relocation Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Shack Relocation Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay<br>• Shack Relocation Subzone | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| All forms of development in the Shack Relocation Subzone | Demolition |

| | |
|---|---|
| Dwelling | Any of the following:<br>(a) detached dwelling in the **Dwelling Subzone** and will not result in more than one dwelling per allotment<br>(b) detached dwelling that will replace an existing lawfully erected dwelling<br>(c) detached dwelling in the **Small Scale Settlement Subzone** and will not result in more than one dwelling on an allotment. |
| Land division | Any of the following:<br>(a) land division that meets Conservation Zone DTS / DPF 2.1<br>(b) land division in the **Visitor Experience Subzone** to create an allotment with an area of 5ha or more for existing tourist accommodation<br>(c) land division in the **Small Scale Settlement Subzone**. |
| Renewable energy facility | Any of the following:<br>(a) solar photovoltaic panels (roof or ground mounted)<br>(b) battery storage facility<br>For domestic use (i.e., principally used to supply and/or store electricity to the existing use of land) |
| Tourist accommodation | Any of the following:<br>(a) tourist accommodation in the **Visitor Experience Subzone**<br>(b) tourist accommodation in a reserve constituted under the *National Parks and Wildlife Act 1972* and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) agricultural building<br>(d) camp ground<br>(e) carport<br>(f) deck<br>(g) dwelling alterations or additions<br>(h) farming<br>(i) fence<br>(j) internal building works<br>(k) land division<br>(l) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof)<br>(m) outbuilding<br>(n) pergola<br>(o) private bushfire shelter<br>(p) protective tree netting structure | None specified. |

| | |
|---|---|
| (q) public toilets<br>(r) replacement building<br>(s) retaining wall<br>(t) shade sail<br>(u) solar photovoltaic panels (roof mounted)<br>(v) swimming pool or spa pool and associated swimming pool safety features<br>(w) temporary accommodation in an area affected by bushfire<br>(x) tree damaging activity<br>(y) verandah<br>(z) water tank. | |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Aquaculture and Recreation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Aquaculture, tourism, boating, fishing, recreation and associated facilities located, sited and designed to minimise detrimental impacts on the natural environment including offshore islands, and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Aquaculture, tourism, recreation and other facilities | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) a land use listed in Conservation Zone DTS/DPF 1.1<br>(b) Aquaculture<br>(c) Boat Launching Facility<br>(d) Pontoon |
| PO 1.2<br>An area for aquaculture grow out facilities and associated infrastructure including boat launching. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>An area for recreational and tourist related fishing and associated infrastructure including boat launching and a boating channel and mooring basin. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Oyster cultivation sites do not exceed a total area (including approved, but not yet developed leases) of 112.5 hectares, with an additional area of two hectares for educational purposes associated with the Cowell Area School. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Oyster holding areas are limited to two areas not exceeding 2.5 hectares. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6 | DTS/DPF 1.6 |

| | |
|---|---|
| Culture of species other than oysters (excluding other filter feeders) is restricted to two 5 hectare lease areas within the north eastern section of Franklin Harbour. | None are applicable. |
| Environment Protection | |
| PO 2.1<br>Development is sited and designed in a manner where adverse impacts on natural features, landscapes, habitats and cultural assets are minimised including avoiding:<br>(a) the need to remove mangroves<br>(b) the creation of turbidity of waters<br>(c) contributing to water toxicity or the creation of algal blooms. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Oyster cultivation sites:<br>(a) do not exceed 10 hectares site area per lease<br>(b) do not exceed a stocking rate of 100,000 mature oysters, or their equivalent by weight per hectare<br>(c) are located:<br>(i) at least 100m apart<br>(ii) an adequate distance from townships, to avoid potential pollution and contamination problems and conflicts with users generated by township activities. | DTS/DPF 2.2<br>None are applicable. |

### Dwelling Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Replacement dwellings and limited new dwellings minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, l habitat, biodiversity and cultural values. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land use | |
| PO 1.1<br>Low-scale, low rise residential development. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) a land use listed in Conservation Zone DTS/DPF 1.1<br>(b) Single Storey Detached Dwelling<br>(c) Domestic Outbuilding<br>(d) Verandah |
| Dwellings | |
| PO 2.1<br>New dwellings minimise impacts on the environment and do not result in more than one dwelling on an allotment. | DTS/DPF 2.1<br>Detached dwellings, or dwelling extensions:<br>(a) are no closer to a water frontage than the associated existing dwelling<br>(b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area<br>(c) do not result in more than one dwelling on an allotment. |
| PO 2.2<br>Dwellings are appropriately serviced by essential infrastructure. | DTS/DPF 2.2<br>Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available. |
| Environment Protection and Hazard Risk Minimisation | |
| PO 3.1<br>Replacement dwellings and alterations to existing dwellings result in environmental improvements by:<br>(a) the provision of an approved wastewater system<br>(b) reduced site coverage<br>and/or<br>(c) a reduction of the level of hazard risk. | DTS/DPF 3.1<br>None are applicable. |
| Ancillary Structures | |

| | |
|---|---|
| PO 4.1<br>Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Ancillary structures are limited in number and size to minimise impacts on the natural environment. | DTS/DPF 4.2<br>None are applicable. |

### Shack Relocation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | An area subject to significant coastal hazard risk that is returned to its natural state by the relocation of existing shacks to a location adjacent to the subzone. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land use | |
| PO 1.1<br>Demolition of existing shacks. | DTS/DPF 1.1<br>None are applicable. |

### Small Scale Settlement Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Limited land division and dwelling opportunities within a conservation area are designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land use | |
| PO 1.1<br>Low-scale residential development and ancillary uses, including the division of land. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) a land use listed in Conservation Zone DTS/DPF 1.1<br>(b) Single Storey Detached Dwelling<br>(c) Domestic Outbuilding<br>(d) Land Division<br>(e) Verandah |
| Dwellings | |
| PO 2.1<br>New dwellings minimise impacts on the environment and do not result in more than one dwelling on an allotment. | DTS/DPF 2.1<br>Detached dwellings, or dwelling extensions:<br>(a) are no closer to a water frontage than the associated existing dwelling<br>(b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area<br>(c) do not result in more than one dwelling on an allotment. |
| PO 2.2<br>Dwellings are appropriately serviced by essential infrastructure. | DTS/DPF 2.2<br>Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available. |
| PO 2.3<br>Replacement dwellings and alterations to existing dwellings result in environmental | DTS/DPF 2.3<br>None are applicable. |

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| improvements by:<br>(a) the provision of an approved wastewater system<br>(b) reduced site coverage and/or<br>(c) a reduction of the level of hazard risk. | |
| Land division | |
| PO 3.1<br>Land division avoids areas where coastal or river processes occur and is for the creation of allotments required to accommodate dwellings relocated as a result of unacceptable coastal hazard risk. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Land division that accommodates an existing lawful dwelling. | DTS/DPF 3.2<br>None are applicable. |
| Ancillary Structures | |
| PO 4.1<br>Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Ancillary structures are limited in number and size to minimise impacts on the natural environment. | DTS/DPF 4.2<br>None are applicable. |

### Visitor Experience Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Tourist accommodation within a conservation area complements visitor experiences, and is located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, habitat, biodiversity and cultural values. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>A range of tourism, conservation and recreational land uses that provide an experience to visitors, while minimising environmental impacts. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) a land use listed in Conservation Zone DTS/DPF 1.1<br>(b) Tourist accommodation<br>(c) Shop |
| PO 1.2<br>Small scale shops that cater for the needs of users and visitors of conservation areas. | DTS/DPF 1.2<br>Shop with a gross leasable floor area less than 150m$^2$. |
| Tourist Accommodation | |
| PO 2.1<br>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation *(including regeneration areas of native vegetation lost through bush fire)* | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures are located on cleared or degraded areas or where environmental improvements can be achieved. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Tourist accommodation designed to prevent conversion to dwellings through: | DTS/DPF 2.4<br>None are applicable. |

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| (a) comprising a minimum of 10 accommodation units<br>(b) clustering of separated individual accommodation units<br>(c) accommodation units being of a size unsuitable for a dwelling<br>(d) functional areas that are generally associated with a dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a dwelling. | |
| Land Division | |
| PO 3.1<br>Land division for existing tourist accommodation purposes creates allotments of a number and size that will not detrimentally affect the natural environment. | DTS/DPF 3.1<br>Land division resulting in all allotments being greater than 5ha in area to accommodate an existing tourist accommodation development. |
| Car parking | |
| PO 4.1<br>Parking for tourist accommodation should:<br>(a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees<br>(b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment<br>(c) be located in an area where minimal vegetation clearance is required. | DTS/DPF 4.1<br>None are applicable. |

## Deferred Urban Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | To safeguard land for future urban growth. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development that is incompatible, prejudicial or detrimental to the orderly and efficient servicing and conversion of the land for future urban growth does not occur. | DTS/DPF 1.1<br>Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry. |
| Built Form and Character | |
| PO 2.1<br>Development maintains an open character. | DTS/DPF 2.1<br>None are applicable |
| PO 2.2<br>Buildings are limited to those that:<br>(a) are ancillary to and necessary to support land use activities on the same allotment<br>(b) are for the purposes of public infrastructure. | DTS/DPF 2.2<br>None are applicable |
| PO 2.3<br>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the continued or future use of the allotment. | DTS/DPF 2.3<br>Dwellings:<br>(a) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities<br>(b) will not result in more than one dwelling on an allotment. |
| Land Division | |
| PO 3.1<br>Land division is limited to that which:<br>(a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures<br>or<br>(b) enables the provision of public infrastructure. | DTS/DPF 3.1<br>Land division for any of the following:<br>(a) the alteration of allotment boundaries, where no additional allotments are created<br>(b) the purpose of providing public infrastructure. |
| Concept Plans | |
| PO 4.1 | DTS/DPF 4.1 |

| | |
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| Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 14 - Buckland Park<br>Concept Plan 17 - Angle Vale<br>Concept Plan 18 - Playford North<br>Concept Plan 19 - Playford North Infrastructure<br>Concept Plan 21 - Virginia<br>Concept Plan 22 - Virginia Infrastructure<br>Concept Plan 16 - Angle Vale Infrastructure<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 98 - Mallala<br>Concept Plan 92 - Meadows<br>Concept Plan 107 - Proper Bay<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 157 - Port Wakefield Road<br>In relation to DTS/DPF 4.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m |

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| | 8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply:<br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation or filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access: |

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| | (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m<br>or<br>(b) filling exceeding a vertical height of 1m<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling |

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| | 10. No part of the protective tree netting structure will be in the 1956 River Murray Flood Plain as delineated by the SA Property and Planning Atlas. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary |

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| | 8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) carport<br>(e) deck<br>(f) farming<br>(g) fence<br>(h) internal building works<br>(i) land division<br>(j) outbuilding<br>(k) pergola<br>(l) private bushfire shelter<br>(m) protective tree netting structure<br>(n) replacement building<br>(o) retaining wall | None specified. |

| | |
|---|---|
| (p) shade sail<br>(q) solar photovoltaic panels (roof mounted)<br>(r) swimming pool or spa pool and associated swimming pool safety features<br>(s) temporary accommodation in an area affected by bushfire<br>(t) tree damaging activity<br>(u) verandah<br>(v) water tank. | |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Employment Zone

### Assessment Provisions (AP)

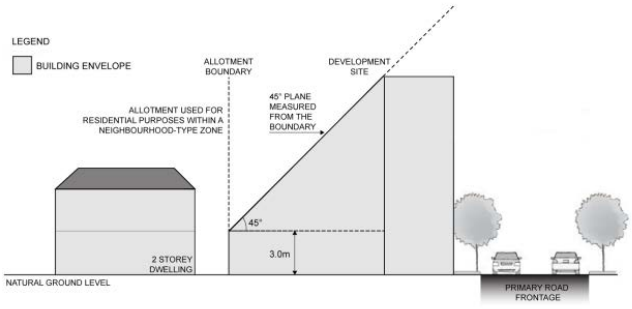
Desired Outcome (DO)

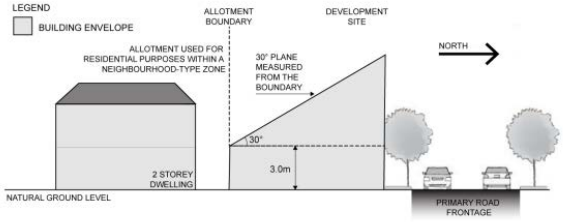
| Desired Outcome | |
|---|---|
| DO 1 | A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. |
| DO 2 | Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Consulting room<br>(c) Indoor recreation facility<br>(d) Light industry<br>(e) Motor repair station<br>(f) Office<br>(g) Place of worship<br>(h) Research facility<br>(i) Retail fuel outlet<br>(j) Service trade premises<br>(k) Shop<br>(l) Store<br>(m) Telecommunications facility<br>(n) Training facility<br>(o) Warehouse. |
| PO 1.2<br>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres. | DTS/DPF 1.2<br>Shop where one of the following applies:<br>(a) with a gross leasable floor area up to 100m$^2$<br>(b) is a bulky goods outlet |

| | |
|---|---|
| | (c) is a restaurant<br>(d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry. |
| PO 1.3<br>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas. | DTS/DPF 1.3<br>Telecommunications facility in the form of a monopole:<br>(a) up to a height of 30m<br>(b) no closer than 50m to a neighbourhood-type zone. |
| PO 1.4<br>Bulky good outlets and standalone shops are located to provide convenient access. | DTS/DPF 1.4<br>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road. |
| Built Form and Character | |
| PO 2.1<br>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:<br>(a) using a variety of building finishes<br>(b) avoiding elevations that consist solely of metal cladding<br>(c) using materials with a low reflectivity<br>(d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road. | DTS/DPF 2.2<br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br>Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape. | DTS/DPF 3.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br><table><tr><th>Development Context</th><th>Minimum setback</th></tr><tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>(a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 5m</td></tr><tr><td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>5m</td></tr></table><br>For the purposes of **DTS/DPF 3.2:**<br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 3.2<br>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street. | DTS/DPF 3.2<br>Building walls are no closer than 2m to the secondary street boundary. |
| PO 3.3<br>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site. | DTS/DPF 3.3<br>Building walls are set back from the rear access way:<br>(a) where the access way is 6.5m wide or more, no requirement<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |

| | |
|---|---|
| PO 3.4<br><br>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes. | DTS/DPF 3.4<br><br>Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available. |
| PO 3.5<br><br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally low-rise to complement the established streetscape and local character. | DTS/DPF 3.5<br><br>Building height is not greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 6 levels<br>Maximum building height is 7 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 6m<br>Maximum building height is 8m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 10m<br>Maximum building height is 12m<br>Maximum building height is 12.5m<br>Maximum building height is 18m<br>Maximum building height is 22m<br>Maximum building height is 24.5m<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br><br>In relation to DTS/DPF 3.5, in instances where:<br><br>(c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| PO 3.6<br><br>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.6<br><br>Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary.<br><br><br> |
| PO 3.7<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.7<br><br>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): |




| | |
|---|---|
| PO 3.8<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.8<br>None are applicable. |
| Site Dimensions and Land Division | |
| PO 4.1<br>Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities. | DTS/DPF 4.1<br>Allotments:<br>(a) connected to an approved common wastewater disposal service have an area of 1250m$^2$ or more and a frontage width of 20m or more<br>(b) that will require the disposal of wastewater on-site have an area of 2000m$^2$ or more and a frontage width of 20m or more. |
| Landscaping | |
| PO 5.1<br>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares. | DTS/DPF 5.1<br>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:<br>(a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary<br>or<br>(b) in any other case - at least 1.5m wide. |
| PO 5.2<br>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality. | DTS/DPF 5.2<br>Landscape areas comprise:<br>(a) not less than 10 percent of the site<br>(b) a dimension of at least 1.5m. |
| Advertisements | |
| PO 6.1<br>Freestanding advertisements are not visually dominant within the locality. | DTS/DPF 6.1<br>Freestanding advertisements:<br>(a) do not exceed 6m in height above natural ground level<br>(b) do not have a face that exceeds 8m$^2$. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant: |

| Description |
|---|
| Concept Plan 70 - Mount Gambier Northern Gateway |
| Concept Plan 73 - Port Vincent |
| Concept Plan 3 - Mount Barker and Littlehampton |
| Concept Plan 9 - Blakeview |
| Concept Plan 11 - Munno Para |
| Concept Plan 17 - Angle Vale |
| Concept Plan 18 - Playford North |
| Concept Plan 21 - Virginia |
| Concept Plan 71 - Hamley Bridge |
| Concept Plan 16 - Angle Vale Infrastructure |
| Concept Plan 50 - Roseworthy Town Expansion |

| Description |
|---|
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| Concept Plan 87 - Hindmarsh Road |
| Concept Plan 99 - Two Wells |
| Concept Plan 98 - Mallala |
| Concept Plan 95 - Kingsford Regional Estate |
| Concept Plan 94 - Old Reynella |
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Concept Plan 100 - Gawler East |
| Concept Plan 114 - Totness |
| Concept Plan 157 - Port Wakefield Road |

In relation to DTS/DPF 7.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |

| | |
|---|---|
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling area that is larger than 100m$^2$ where located within the Tunnel Protection Overlay<br>6. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a bulky goods outlet<br>(c) shop that is ancillary to a light industry on the same allotment<br>(d) shop located in the Retail Activity Centre Subzone<br>(e) shop located in the Roadside Service Centre Subzone. |
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) temporary public service depot. | Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:<br>1. Employment Zone DTS/DPF 3.6<br>2. Employment Zone DTS/DPF 3.7. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) light industry<br>(c) office<br>(d) motor repair station<br>(e) retail fuel outlet<br>(f) store<br>(g) warehouse. | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport | None specified. |

| | |
|---|---|
| (c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Building for the purposes of railway activities. | None specified. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 9. Shop within any of the following:<br>(a) Retail Activity Centre Subzone<br>(b) Roadside Service Centre Subzone. | Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:<br>1. Employment Zone DTS/DPF 3.6<br>2. Employment Zone DTS/DPF 3.7. |
| 10. Shop. | Except:<br>1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone<br>or<br>2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5<br>or<br>3. shop that does not satisfy Employment Zone DTS/DPF 1.2. |
| 11. Telecommunications facility. | Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Roadside Service Centre Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Provision of services and facilities to cater for the needs of road users, particularly on long journeys. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land use and Intensity | |
| PO 1.1<br>Roadside service centres provide integrated services and facilities to encourage road users, particularly on the state's highways, to stop and take an effective break in the interests of driver safety. | DTS/DPF 1.1<br>Development comprises a retail fuel outlet and any of the following uses:<br>(a) Advertisement<br>(b) Electric vehicle recharging station<br>(c) Emergency services facilities<br>(d) Marshalling yard for heavy vehicles<br>(e) Playground<br>(f) Public amenities, including toilets, showers and washrooms<br>(g) Restaurant<br>(h) Rest facilities for drivers<br>(i) Shop with a gross leasable floor area up to 250m$^2$<br>(j) Telecommunications facilities<br>(k) Tourist information centre<br>(l) Wastewater dump point for recreational vehicles. |
| Built form and Character | |
| PO 2.1<br>Integrated roadside service centres are clearly visible from the adjoining roadway, well lit and clearly signposted to promote safe access from the highway without being so prominent so as to adversely impact on the landscape character of the locality. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Integrated roadside service centres comprise a unified architectural design with building material, colour and the layout of buildings to address the visual context of the locality. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development of an integrated roadside service centre provides safe and convenient access to and from the adjoining road network for all vehicles up to and including the largest vehicle type expected to access the site. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Integrated roadside service centres are designed to provide a layout that is simple, understandable and accessible for drivers and cater for separation of heavy and light vehicles. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Integrated roadside service centres encourage slow internal vehicular traffic speeds for the safety of motorists and pedestrians. | DTS/DPF 2.5<br>The internal vehicular traffic speeds do not exceed 20 km/h. |
| Building Setbacks | |
| PO 3.1<br>Buildings and structures are set back from public roadways to reduce their visual dominance and maintain an open character to the entrance to townships. | DTS/DPF 3.1<br>Buildings and structures, excluding freestanding advertisements, are setback at least 25m from any adjoining roadway. |
| Fencing | |
| PO 4.1<br>Fencing associated with an integrated roadside service centre comprises traditional post and wire fencing except where required to screen service areas from public view. | DTS/DPF 4.1<br>None are applicable. |
| Landscaping | |
| PO 5.1<br>Integrated roadside service centres provide a strip of landscaping of a minimum of 5m wide along road frontages to enhance the appearance of land and buildings while providing safe driver sightlines. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Development of a roadside service centre provides landscaping around buildings and to separate driveways. | DTS/DPF 5.2<br>None are applicable. |
| Advertisements | |
| PO 6.1<br>A multi-tenancy freestanding pylon advertisement identifies available services and facilities to support early driver recognition of, and safe navigation in to, an integrated roadside service centre from roads with high vehicular traffic speeds (ie at least 80km/h). | DTS/DPF 6.1<br>One multi-tenancy pylon sign is erected in association with an integrated roadside service centre that:<br>(a) does not exceed 12m in height above natural ground level<br>(b) does not have a face that exceeds 8m$^2$<br>(c) only identifies the primary integrated roadside service centre facility and individual tenancies. |
| PO 6.2<br>Freestanding advertisements, other than a multi-tenancy pylon advertisement, are not visually dominant within the locality. | DTS/DPF 6.2<br>Individual freestanding advertisements for individual tenancies:<br>(a) do not exceed 6m in height above natural ground level<br>(b) do not have a face that exceeds 8m$^2$ |

| | |
|---|---|
| | (c) are sited a minimum distance of 20m from each other and from any adjoining road reserves. |
| PO 6.3<br>Advertisements relating to services and facilities associated with an integrated roadside service centre do not dominate the buildings to which they relate and are:<br>(a) integrated with the design of buildings<br>(b) not located above the roofline of any building or refuelling area canopy. | DTS/DPF 6.3<br>None are applicable. |

### Retail Activity Centre Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Specialist activity centres that comprise large format retail and commercial activities which complement the principal land uses desired in the zone and the role of other zones accommodating significant shopping, business and commercial activities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Large format retail and commercial activities, including indoor recreation and leisure facilities, of a scale that caters for demand. | DTS/DPF 1.1<br>Development comprises one or more of the following land uses:<br>(a) Indoor recreation facility<br>(b) Leisure and entertainment facility<br>(c) Service trade premises<br>(d) Shop. |
| PO 1.2<br>Contemporary retail opportunities provided at larger scales. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Shops, including supermarkets, restaurants and cafes, designed and sited to be complementary to established land uses and of appropriate scale to cater for demand. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Indoor recreation and leisure facilities that complement retail and commercial activities. | DTS/DPF 1.4<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development takes the form of large buildings which are well designed, articulated and of a scale which respects adjoining land uses. | DTS/DPF 2.1<br>None are applicable. |

## Employment (Bulk Handling) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the state. |
| DO 2 | A pleasant visual amenity when viewed from adjacent arterial roads, adjoining zones, and entrance ways to towns, settlements and cities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| Land Use and Intensity | |
|---|---|
| PO 1.1<br>Development primarily in the form of facilities for the handling and storage of bulk commodities to enhance economic activity and supply chain efficiencies. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Bulk handling facility including bunkers and silos for the reception, storage and dispatch of commodities in bulk<br>(c) Office in association with a facility for the reception, storage and dispatch of commodities in bulk<br>(d) Store<br>(e) Telecommunications facility<br>(f) Truck parking area. |
| PO 1.2<br>Value-adding industries, including the processing and packaging of commodities, that complement facilities for the reception, storage and dispatch of agricultural and other commodities in bulk to enhance the use of the zone and support local job opportunities. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Office associated with and ancillary to facilities for the handling and storage of bulk commodities to support the management and operational aspects of those facilities. | DTS/DPF 1.3<br>Office:<br>(a) in association with and ancillary to a facility for the reception, storage and dispatch of commodities in bulk<br>(b) with a gross leasable floor area up to 150m$^2$. |
| PO 1.4<br>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas. | DTS/DPF 1.4<br>Telecommunications facility in the form of a monopole:<br>(a) up to a height of 30m<br>(b) no closer than 50m to a neighbourhood-type zone. |
| Land Division | |
| PO 2.1<br>Land division that creates allotments that are of a size and shape suitable for bulk handling and complementary uses. | DTS/DPF 2.1<br>None are applicable. |
| Fencing | |
| PO 3.1<br>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas. | DTS/DPF 3.1<br>Fencing exceeding 2.1m in height satisfies one of the following:<br>(a) located behind a façade of an associated building located on the same site<br>(b) located behind a landscaped area along relevant street frontages<br>(c) consists of visually permeable materials with landscaping behind. |
| Advertisements | |
| PO 4.1<br>Freestanding advertisements do not create a visually dominant element within the locality. | DTS/DPF 4.1<br>Freestanding advertisements:<br>(a) up to 4m in height from natural ground level<br>(b) with a sign face up to 6m$^2$ per side. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 99 - Two Wells<br>Concept Plan 98 - Mallala<br>In relation to DTS/DPF 5.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |

**Table 1 - Accepted Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average |

| | |
|---|---|
| | (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) carport<br>(d) deck<br>(e) fence<br>(f) internal building works<br>(g) land division<br>(h) outbuilding<br>(i) pergola<br>(j) private bushfire shelter<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) bulk handling facility<br>(b) store<br>(c) telecommunications facility<br>(d) truck parking area. | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 4. Building for the purposes of railway activities. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 7. Office. | Except:<br>1. where the site of the office is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone<br>or<br>2. office that does not satisfy Employment (Bulk Handling) Zone DTS/DPF 1.3. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Employment (Enterprise) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of industrial, warehousing, storage, and service activities with compatible business activities generating wealth and employment for the state. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development for a range of land uses that may generate emissions including general industry, warehouse, transport distribution and the like supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses. | DTS/DPF 1.1<br>Development (other than where a referral is required under Part 9 - Referrals of the Planning and Design Code) comprises one or more of the following:<br>(a) Advertisement<br>(b) Aerodrome<br>(c) Automotive collision repair<br>(d) Builder's yard<br>(e) Electricity substation<br>(f) Fuel depot<br>(g) General industry<br>(h) Light Industry<br>(i) Motor repair station<br>(j) Office<br>(k) Public service depot<br>(l) Retail fuel outlet<br>(m) Service trade premises<br>(n) Shop<br>(o) Store<br>(p) Transport distribution facility<br>(q) Telecommunications facility<br>(r) Warehouse<br>(s) Workers' accommodation |
| PO 1.2<br>Shops catering to the surrounding workforce and residents within workers' accommodation enhances the amenity of the zone for those workers. | DTS/DPF 1.2<br>Shop (other than a bulky goods outlet) comprising any of the following:<br>(a) shop with a gross leasable floor area up to 450m$^2$<br>(b) shop that is a restaurant. |
| PO 1.3<br>Office associated with and ancillary to another land use contemplated in the zone to support the management and administrative aspects of those business activities. | DTS/DPF 1.3<br>Office ancillary to and located on the same allotment as another land use identified in DTS/DPF 1.1. |
| PO 1.4<br>Development provides space adjacent to and around buildings to accommodate areas for the manoeuvring, loading / unloading and parking of vehicles, storage of waste and landscaping to enhance local amenity and mitigate interrupting the operation of and safety on public roads and thoroughfares. | DTS/DPF 1.4<br>The total roofed area of all existing and proposed buildings on the allotment or lease area does not exceed 50%. |
| PO 1.5<br>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas. | DTS/DPF 1.5<br>Telecommunications facility in the form of a monopole, tower or mast:<br>(a) up to a height of 30m<br>(b) no closer than 50m to neighbourhood-type zone. |
| PO 1.6<br>Workers' accommodation provided to support major industrial, mining and business activities to facilitate economic activity. | DTS/DPF 1.6<br>Workers' accommodation in connection with a resource extraction operation:<br>(a) is constructed by the principal operator of the mine or authorised agent thereof<br>(b) primarily accommodates workers for the relevant mine. |

| | |
|---|---|
| Land Division | |
| PO 2.1<br>Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and similar or complementary land uses that support employment generation. | DTS/DPF 2.1<br>Allotments:<br>(a) connected to an approved common waste water disposal service, have an area of 1000m$^2$ or more and a frontage width of 20m or more.<br>(b) involving the disposal of waste water on-site, have an area of 1500m$^2$ or more and a frontage width of 20m or more. |
| PO 2.2<br>Land division is designed to:<br>(a) minimise fire risk danger to occupants of buildings and firefighting personnel<br>(b) minimise the potential risk of damage to buildings and other property during a bushfire<br>(c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire. | DTS/DPF 2.2<br>None are applicable. |
| Built Form and Character | |
| PO 3.1<br>Buildings use materials and finishes complement the landscape and mitigate the effects of glare on adjacent land users. | DTS/DPF 3.1<br>Buildings are clad in any of the following or a combination thereof:<br>(a) materials other than sheet metal<br>(b) if sheet metal is used it is pre-colour treated or painted in a non-reflective colour. |
| PO 3.2<br>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes. | DTS/DPF 3.2<br>Buildings set back 3m or more from at least one side boundary. |
| Landscaping | |
| PO 4.1<br>Landscaping is provided along public roads, thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone. | DTS/DPF 4.1<br>Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site in accordance with the following:<br>(a) 3m wide along any boundary on the perimeter of the zone fronting a public road or thoroughfare<br>(b) 1.5m wide fronting a public road or thoroughfare within the zone (and not on the perimeter of the zone)<br>(c) 1.5m wide along any boundary on the perimeter of the zone not fronting a public road or thoroughfare. |
| PO 4.2<br>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality. | DTS/DPF 4.2<br>Landscape areas comprise:<br>(a) not less than 10 percent of the site area<br>(b) a dimension of at least 1.5m. |
| Fencing | |
| PO 5.1<br>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas. | DTS/DPF 5.1<br>Fencing exceeding 2.1m in height:<br>(a) is located behind a façade of an associated building located on the same site<br>or<br>(b) is located behind a landscaped area along relevant street frontages<br>or<br>(c) consists of visually permeable materials with landscaping behind. |
| Advertisements | |
| PO 6.1<br>Freestanding advertisements do not create a visually dominant element within the locality. | DTS/DPF 6.1<br>Freestanding advertisements:<br>(a) do not exceed 6m in height<br>(b) do not have a sign face exceeding 8m$^2$ per side. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 7.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. |

| | |
|---|---|
| | (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Partial demolition of a building or structure | None |
| Shade sail | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m2<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>8. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (ground mounted) | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure.<br>3. The area occupied by the system plus the total roofed area of all existing and proposed buildings on the site will not exceed 50%<br>4. No part of the system:<br>(a) is more than 4 metres in height (measured as a height above the natural surface of the ground);<br>(b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.<br>5. The generating capacity of the system does not exceed 30 kW<br>6. Does not result in the clearance of any native vegetation. |
| Solar photovoltaic panels (roof mounted) | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground) | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. The tank is located wholly above ground |

| | |
|---|---|
| | 5. The total roofed area of all existing and proposed buildings on the site will not exceed 50%<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>8. Does not involve the clearance of native vegetation. |
| Water tank (underground) | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a bulky goods outlet<br>(c) shop that is ancillary to an industry on the same allotment<br>(d) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) automotive collision repair<br>(d) builder's yard<br>(e) carport<br>(f) deck<br>(g) fence | None specified. |

| | |
|---|---|
| (h) internal building works<br>(i) light industry<br>(j) land division<br>(k) motor repair station<br>(l) office<br>(m) outbuilding<br>(n) pergola<br>(o) private bushfire shelter<br>(p) replacement building<br>(q) retaining wall<br>(r) plant nursery<br>(s) public service depot<br>(t) service trade premises<br>(u) shade sail<br>(v) solar photovoltaic panels (roof mounted)<br>(w) store<br>(x) swimming pool or spa pool and associated swimming pool safety features<br>(y) temporary accommodation in an area affected by bushfire<br>(z) verandah<br>(aa) warehouse<br>(ab) water tank<br>(ac) workers' accommodation. | |
| 3. Aerodrome. | Except aerodrome within the Light Industry Subzone. |
| 4. Building for the purposes of railway activities. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. General industry. | Except general industry within the Light Industry Subzone. |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop within the Light Industry Subzone. | Except shop that does not satisfy Light Industry Subzone DTS/DPF 1.2. |
| 9. Shop. | Except shop that does not satisfy Employment (Enterprise) Zone DTS/DPF 1.2. |
| 10. Telecommunications facility. | Except telecommunications facility that does not satisfy Employment (Enterprise) Zone DTS/DPF 1.5. |
| 11. Transport distribution facility. | Except transport distribution facility within the Light Industry Subzone. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### Light Industry Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of light industrial and other business activities that complement the role of other zones that provide a focus for shopping, administrative, civic and community activities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land use and Intensity | |
| PO 1.1<br>A range of employment generating light industrial and compatible commercial businesses servicing the local community that do not produce objectionable emissions. | DTS/DPF 1.1<br>Development comprises one or more of the land uses:<br>(a) Light industry<br>(b) Motor repair station<br>(c) Public service depot<br>(d) Retail fuel outlet<br>(e) Service trade premises<br>(f) Shop<br>(g) Store<br>(h) Warehouse<br>(i) Waste transfer station. |
| PO 1.2<br>Shops provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products manufactured on-site to supplement business activities and support local employment. | DTS/DPF 1.2<br>Shop that meets any one of the following:<br>(a) has a gross leasable floor area not exceeding 100m$^2$<br>(b) it is ancillary to and located on the same allotment as a light industry<br>(c) it is a bulky goods outlet and has a gross leasable floor area exceeding 250m$^2$. |
| PO 1.3<br>Office associated with and ancillary to another land use contemplated in the subzone to support the management and operational aspects of business activities. | DTS/DPF 1.3<br>Office:<br>(a) located on the same allotment as a land use identified in Light Industry Subzone DTS/DPF 1.1; and<br>(b) with a gross leasable floor area up to 100m$^2$ |

## Established Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns. |
| DO 2 | Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Community facility<br>(c) Consulting room<br>(d) Dwelling<br>(e) Office<br>(f) Recreation area<br>(g) Shop. |
| PO 1.2<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m$^2$ gross leasable floor area, whichever is the lesser<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage |

| | |
|---|---|
| | (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied:<br>(i) it does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building)<br>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the existing gross leasable floor area within the Activity Centre<br>B. 1000m$^2$. |
| PO 1.3<br><br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br><br>(a) small scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.5<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Dimensions and Land Division | |
| PO 2.1<br><br>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality. | DTS/DPF 2.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road<br><br>or<br><br>Allotments/sites for residential purposes accord with the following:<br><br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br><br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 1,000 sqm<br>Minimum site area for a detached dwelling is 125 sqm; semi-detached dwelling is 125 sqm; row dwelling is 125 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm<br>Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm<br>Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm<br>Minimum site area for a detached dwelling is 1,500 sqm<br>Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm<br>Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 190 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm<br>Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 270 sqm |
| Minimum site area for a detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 340 sqm; semi-detached dwelling is 340 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 250 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 270 sqm; row dwelling is 300 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 450 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 350 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 560 sqm |
| Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 560 sqm; residential flat building is 560 sqm |
| Minimum site area for a detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 420 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 620 sqm |
| Minimum site area for a detached dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 750 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 550 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 800 sqm |
| Minimum site area for a detached dwelling is 900 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 200 sqm |
| Minimum site area is 2,000 sqm |
| Minimum site area is 250 sqm |
| Minimum site area is 300 sqm |
| Minimum site area is 350 sqm |
| Minimum site area is 400 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 560 sqm |
| Minimum site area is 600 sqm |
| Minimum site area is 650 sqm |
| Minimum site area is 700 sqm |
| Minimum site area is 750 sqm |
| Minimum site area is 800 sqm |
| Minimum site area is 850 sqm |
| Minimum site area is 900 sqm |
| Minimum site area for a detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm |

and

(b) site frontages (or allotment frontages in the case of land division) are not less than:

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m |

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 6m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 13m |
| Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 7m |
| Minimum frontage for a detached dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m |
| Minimum frontage for a detached dwelling is 16m |
| Minimum frontage for a detached dwelling is 16m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 17m |
| Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 18m |
| Minimum frontage for a detached dwelling is 20m |
| Minimum frontage for a detached dwelling is 21m |
| Minimum frontage for a detached dwelling is 23m |
| Minimum frontage for a detached dwelling is 25m |
| Minimum frontage for a detached dwelling is 30m |
| Minimum frontage for a detached dwelling is 7m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 6m; row dwelling is 6m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 6m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 9m |
| Minimum frontage is 10m |
| Minimum frontage is 11m |
| Minimum frontage is 12m |
| Minimum frontage is 13m |
| Minimum frontage is 14m |
| Minimum frontage is 15m |
| Minimum frontage is 16m |
| Minimum frontage is 17m |
| Minimum frontage is 18m |
| Minimum frontage is 20m |
| Minimum frontage is 21m |
| Minimum frontage is 25m |
| Minimum frontage is 7m |
| Minimum frontage is 8m |
| Minimum frontage is 9m |
| Minimum frontage for a detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 12.5m |
| Minimum frontage for a detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 12m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; group dwelling is 12m |

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay

(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:

(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space

(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Site coverage

PO 3.1

Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS/DPF 3.1

Development does not result in site coverage exceeding:

| Site Coverage |
|---|
| Maximum site coverage is 50 per cent |
| Maximum site coverage is 70 per cent |
| Maximum site coverage is 65 per cent |
| Maximum site coverage is 60 per cent |

| Site Coverage |
|---|
| Maximum site coverage is 45 per cent |
| Maximum site coverage is 40 per cent |
| Maximum site coverage is 33.5 per cent |

In instances where:

(a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies

(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

Building Height

PO 4.1

Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 4.5m |
| Maximum building height is 5.6m |
| Maximum building height is 5.7m |
| Maximum building height is 6m |
| Maximum building height is 6.5m |
| Maximum building height is 8m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 15m |
| **Maximum Building Height (Levels)** |
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

PO 4.2

Additions and alterations do not adversely impact on the streetscape character.

DTS/DPF 4.2

Additions and alterations:

(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street

or

(b) meet all of the following:

(i) do not include any development forward of the front façade building line

(ii) where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.

Primary Street Setback

PO 5.1

Buildings are set back from primary street boundaries consistent with the existing streetscape.

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building |

| | |
|---|---|
| | (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | No DTS/DPF is applicable. |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.

DTS/DPF 6.1

Building walls are set back from the secondary street boundary (other than a rear laneway):

(a) no less than:

| Minimum Side Boundary Setback |
|---|
| Minimum side boundary setback is 3m |
| Minimum side boundary setback is 2m |
| Minimum side boundary setback is 1m |
| Minimum side boundary setback is 4m |
| Minimum side boundary setback is 1.5m |
| Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher |

or

(b) 900mm, whichever is greater

or

(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.

In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.

Boundary Walls

PO 7.1

Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

DTS/DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.

Side Boundary Setback

PO 8.1

Buildings are set back from side boundaries to provide:

DTS/DPF 8.1

Other than walls located on a side boundary in accordance with Established Neighbourhood

| | |
|---|---|
| (a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br>(a) no less than:<br>**Minimum Side Boundary Setback**<br>Minimum side boundary setback is 3m<br>Minimum side boundary setback is 2m<br>Minimum side boundary setback is 1m<br>Minimum side boundary setback is 4m<br>Minimum side boundary setback is 1.5m<br>Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher<br>Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher<br>Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher<br>Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher<br>Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher<br>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher<br>Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher<br>Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher<br>Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher<br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| Rear Boundary Setback | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| Appearance | |
| PO 10.1<br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br>Garages and carports facing a street (other than an access lane way):<br>(a) are set back at least 0.5m behind the building line of the associated dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m. |
| PO 10.2<br>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality. | DTS/DPF 10.2<br>None are applicable. |
| Ancillary buildings and structures | |
| PO 11.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 11.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding $60m^2$<br>(c) are constructed, added to or altered so that they are situated at least<br>(i) 500mm behind the building line of the dwelling to which they are ancillary or<br>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street |

(ii) when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 11.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 11.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 11.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 11.3

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500$m^2$ | 60$m^2$ |
| >500$m^2$ | 80$m^2$ |

(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the main building to which it is ancillary or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Advertisements

| | |
|---|---|
| PO 12.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 12.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

DTS/DPF 7.1

Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:

(a)

| Minimum Side Boundary Setback |
|---|
| Minimum side boundary setback is 3m |
| Minimum side boundary setback is 2m |
| Minimum side boundary setback is 1m |
| Minimum side boundary setback is 4m |
| Minimum side boundary setback is 1.5m |
| Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher |

or

(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:

(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height

(ii) side boundary walls do not:

A. exceed 3.2m in wall height from the lower of the natural or finished ground level

B. exceed 8m in length

C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary

D. encroach within 3m of any other existing or proposed boundary walls on the subject land.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

| | |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. Site coverage does not exceed 50% or the the amount specified in the *Site Coverage Technical and Numeric Variation* layer in the SA planning database, whichever is less.<br>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 30% of the width of the allotment frontage (whichever lesser).<br>12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site |

<table>
<tr><td></td><td>
14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>
15. Does not involve-<br>
(a) excavation exceeding a vertical height of 1 metre; or<br>
(b) filling exceeding a vertical height of 1 metre,<br>
and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>
16. Does not involve the clearance of native vegetation.<br>
17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>
18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>201-450</td><td>20%</td></tr>
<tr><td>>450</td><td>25%</td></tr>
</table>
(b) the amount of existing soft landscaping prior to the development occurring<br>
19. It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
</td></tr>
<tr><td>Partial demolition of a building or structure<br>Except where any of the following apply:<br><br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td><td>None</td></tr>
<tr><td>Private bushfire shelter<br>Except where any of the following apply:<br><br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td><td>
1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>
3. Primary street setback - at least as far back as the building to which it is ancillary.<br>
4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>
5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>
6. Does not involve the clearance of native vegetation<br>
7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>
8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>
9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>
10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
</td></tr>
<tr><td>Shade sail<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td><td>
1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>
3. Shade sail consists of permeable material<br>
4. The total area of the sail - does not exceed 40$m^2$<br>
5. No part of the shade sail will be:<br>
(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>
(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>
9. Does not involve the clearance of native vegetation<br>
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
</td></tr>
</table>

| | |
|---|---|
| | <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring<br>12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed $40m^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m |

<table>
<tr><td></td><td>
8. Length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment<br>
9. Site coverage does not exceed 50% or the amount specified in the Site Coverage Technical and Numeric Variation layer in the Sa planning database whichever is less.<br>
10. Does not involve the clearance of native vegetation<br>
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
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</table>
(b) the amount of existing soft landscaping prior to the development occurring<br>
12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>
13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
</td></tr>
<tr><td>Water tank (above ground)<br>Except where any of the following apply:<br>
• Historic Area Overlay<br>
• Local Heritage Place Overlay<br>
• Ramsar Wetlands Overlay<br>
• State Heritage Area Overlay<br>
• State Heritage Place Overlay</td><td>
1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>
3. The tank is part of a roof drainage system.<br>
4. Total floor area - not exceeding $15m^2$.<br>
5. The tank is located wholly above ground.<br>
6. Tank height - does not exceed 4m above natural ground level.<br>
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>
9. Does not involve the clearance of native vegetation<br>
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
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<tr><td>>450</td><td>25%</td></tr>
</table>
(b) the amount of existing soft landscaping prior to the development occurring<br>
11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>
12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
</td></tr>
<tr><td>Water tank (underground)<br>Except where any of the following apply:<br>
• Coastal Areas Overlay<br>
• Hazards (Acid Sulfate Soils) Overlay<br>
• Ramsar Wetlands Overlay</td><td>
1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>
2. The tank (including any associated pump) is located wholly below the level of the ground.<br>
3. Does not involve the clearance of native vegetation.<br>
4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>
5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.
</td></tr>
</table>

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2<br>or<br>2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: |

| | |
|---|---|
| | (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## General Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| | |
|---|---|
| PO 1.1<br><br>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Educational facility<br>(g) Office<br>(h) Place of Worship<br>(i) Recreation area<br>(j) Residential flat building<br>(k) Retirement facility<br>(l) Shop<br>(m) Student accommodation<br>(n) Supported accommodation |
| PO 1.2<br><br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br><br>(a) small scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.4<br><br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br><br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied:<br>(i) it does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building)<br>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the existing gross leasable floor area within the Activity Centre<br>B. 1000m$^2$. |
| PO 1.5<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.5<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Dimensions and Land Division | |
| PO 2.1<br><br>Allotments/sites created for residential purposes are of suitable size and dimension to | DTS/DPF 2.1<br><br>Development will not result in more than 1 dwelling on an existing allotment |

accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.

or

Allotments/sites for residential purposes accord with the following:

| Dwelling Type | Minimum site/allotment area per dwelling | Minimum site/allotment frontage |
|---|---|---|
| Detached dwelling (not in a terrace arrangement) | 300m$^2$ (exclusive of any battle-axe allotment 'handle') | 9m where not on a battle-axe site<br>5m where on a battle-axe site |
| Semi-detached dwelling | 300m$^2$ | 9m |
| Row dwelling (or detached dwelling in a terrace arrangement) | 250m$^2$ | 7m (averaged) |
| Group dwelling | 300m$^2$ (average, including common areas) | 15m (total) |
| Dwelling within a residential flat building | 300m$^2$ (average, including common areas) | 15m (total) |

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

(a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1

(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:

  (i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space

  (ii) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

PO 2.3

Land division results in sites that are accessible and suitable for their intended purpose.

DTS/DPF 2.3

Division of land satisfies (a), (b) or (c):

(a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes

(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments

(c) satisfies all of the following:

  (i) No more than 5 additional allotments are created

  (ii) Each proposed allotment has a minimum site area of 300m$^2$ and frontage of 9m

  (iii) Each proposed allotment has a slope less than 12.5% (1-in-8)

  (iv) There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land

  (v) The division does not involve creation of a public road

  (vi) Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment

  (vii) No allotments are in a battle-axe configuration

  and

  (viii) Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.

Site Coverage

PO 3.1

Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS/DPF 3.1

The development does not result in site coverage exceeding 60%.

Building Height

PO 4.1

Buildings contribute to a low-rise suburban character.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than 2 building levels and 9m and wall height that is no greater than 7m (not including a gable end).

Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings on the abutting sites minus 1m. |

| | |
|---|---|
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building minus 1m. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 5m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 5m |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

| Secondary Street Setback | |
|---|---|
| PO 6.1<br>Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 6.1<br>Building walls are set back from the boundary of the allotment with a secondary street frontage:<br>(a) at least 900mm<br>or<br>(b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street. |
| **Boundary Walls** | |
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3m in wall height<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 7.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. |
| **Side boundary setback** | |
| PO 8.1<br>Building walls are set back from side boundaries to provide:<br>(a) separation between buildings in a way that contributes to a suburban character and<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| **Rear boundary setback** | |
| PO 9.1<br>Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide: | DTS/DPF 9.1<br>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: |

| | |
|---|---|
| (a) separation between buildings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | (a) if the size of the site is less than 301m2—<br>(i) 3m in relation to the ground floor of the building<br>(ii) 5m in relation to any other building level of the building<br>(b) if the size of the site is 301m2 or more—<br>(i) 4m in relation to the ground floor of the building<br>(ii) 6m in relation to any other building level of the building. |
| Concept Plans | |
| PO 10.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 10.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 4 - Minda Incorporated Brighton Campus - North Brighton<br>Concept Plan 9 - Blakeview<br>Concept Plan 10 - Blakeview<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 94 - Old Reynella<br>Concept Plan 107 - Proper Bay<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East<br>Concept Plan 117 - Narooma<br>Concept Plan 129 - O'Sullivan Beach<br>In relation to DTS/DPF 10.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met. |
| Ancillary Buildings and Structures | |
| PO 11.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 11.1<br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) have a door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15% |

| | |
|---|---|
| | 201-450: 20%<br>>450: 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 11.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 11.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 11.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 11.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size: ≤500m2 — Floor area: 60m2; >500m2 — 80m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 12.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 12.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply: | 1. The alteration does not: |

| | |
|---|---|
| • Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | (a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. Site coverage does not exceed 60%.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation<br>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table: |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring

16. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
17. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. Site coverage does not exceed 60%.
11. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
13. If the outbuilding is a garage, it is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained from a State Maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
15. Does not involve-
   (a) excavation exceeding a vertical height of 1 metre; or
   (b) filling exceeding a vertical height of 1 metre,
   and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
16. Does not involve the clearance of native vegetation.
17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential | Minimum percentage |
|---|---|

| | |
|---|---|
| | <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occuring<br>19. It does not involve ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40$m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> |

(b) the amount of existing soft landscaping prior to the development occurring

12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

   (b) the amount of existing soft landscaping prior to the development occurring
10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40$m^2$
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Site coverage does not exceed 60%.
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |

| | |
|---|---|
| | 201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring<br>12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** \| **Minimum percentage of site**<br><150 \| 10%<br>150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following: |

| | |
|---|---|
| | (a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building<br>(e) retirement facility<br>(f) student accommodation<br>(g) supported accommodation. | Except development that:<br>1. does not satisfy General Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy any of the following:<br>(a) General Neighbourhood Zone DTS/DPF 1.4<br>(b) General Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola | None specified. |

| | |
|---|---|
| (i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 6. Alteration of or addition to any development involving the following (or of any combination of any of the following):<br>(a) child care facility<br>(b) community facility<br>(c) educational facility. | Except development that does not satisfy General Neighbourhood Zone DTS/DPF 1.5. |
| 7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Golf Course Estate Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A golf course and associated club facilities as well as housing and tourism development sensitively integrate with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Recreation, housing and complementary uses support tourism and residential living in a golf course setting. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Consulting room<br>(b) Dwelling<br>(c) Golf course<br>(d) Office<br>(e) Outbuilding |

| | |
|---|---|
| | (f) Residential flat building<br>(g) Retirement facility<br>(h) Shop<br>(i) Sporting clubrooms<br>(j) Tourist accommodation. |
| PO 1.2<br><br>Non-residential development is complementary to a golf course, such as tourist accommodation, sporting clubrooms and associated shops. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.3<br><br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br><br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it is ancillary to and integrated with golf course facilities. |
| Site Dimensions and Land Division | |
| PO 2.1<br><br>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant *Minimum Site Area Technical and Numeric Variation* and *Minimum Frontage Technical and Numeric Variation*, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use. | DTS/DPF 2.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Allotments/sites for residential purposes accord with the following:<br><br>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:<br>(i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): |

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 700 sqm |

(ii) site frontages are not less than:

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage is 15m |
| Minimum frontage is 20m |

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:
(i) site areas are not less than the greater of:
A. 1200m$^2$
B. the following:

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 700 sqm |

(ii) site frontages are not less than the greater of:
A. 20m
B. the following:

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage is 15m |

| | |
|---|---|
| | **Minimum Frontage**<br>Minimum frontage is 20m<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy<br>(e) no value is returned for 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) (i.e. there is a blank field), then the value for 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero. |
| PO 2.2<br><br>Development results in sites suitable for their intended purpose. | DTS/DPF 2.2<br><br>Where the site of a dwelling does not comprise an entire allotment:<br><br>(a) The balance of the allotment accords with site areas and frontage requirements specified in DTS / DPF 2.1 and DTS/DPF 2.2<br>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<br>(i) Private open space requirements specified in Design in Rural Areas Table 1 - Private Open Space<br>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Building Height | |
| PO 3.1<br><br>Buildings of a height that complements the open natural character of the golf course. | DTS/DPF 3.1<br><br>Building height (excluding garages, carports and outbuildings) are no greater than 2 building levels and 9m and wall height is no greater than 7m except in the case of gable end. |
| Primary Street Setback | |
| PO 4.1<br><br>Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape. | DTS/DPF 4.1<br><br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>Development Context: There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — Minimum setback: The average setback of the existing buildings.<br><br>Development Context: There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — Minimum setback: The setback of the existing building.<br><br>Development Context: There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — Minimum setback: (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m<br><br>Development Context: There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — Minimum setback: 5m<br><br>For the purposes of **DTS/DPF 4.1:**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 5.1<br><br>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 5.1<br><br>Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage. |
| Boundary Walls | |
| PO 6.1<br><br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 6.1<br><br>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: |

| | |
|---|---|
| | (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3.2 m in wall height from the lower of the natural or finished ground level<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| Side Boundary Setback | |
| PO 7.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 7.1<br>Building walls are set back from the side boundary in accordance with the following:<br>(a) On sites greater than 800m$^2$:<br>(i) at least 1900mm<br>(ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.<br>(b) On sites 800m$^2$ or less:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| Rear Boundary Setback | |
| PO 8.1<br>Building walls (excluding ancillary buildings and structures) are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation<br>(e) a consistent character when viewed from a golf course. | DTS/DPF 8.1<br>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:<br>(a) where the rear boundary fronts a golf course, no less than the average rear setback of any existing buildings (excluding ancillary buildings and structures) on adjoining allotments.<br>(b) where the rear boundary adjoins a laneway - 0m<br>(c) In all other cases:<br>(i) 3m for the first building level<br>and<br>(ii) 5m for any second building level. |
| Ancillary Buildings and Structures | |
| PO 9.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 9.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the site<br>(b) have a floor area not exceeding:<br>(i) 60m$^2$ on sites less than 800m$^2$<br>(ii) 80m$^2$ on sites 800m$^2$ or more<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>(ii) within 5.5m from the boundary of the primary street<br>(iii) within 900mm of a boundary of the allotment with a secondary street<br>(d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary do not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table: |

| | |
|---|---|
| | <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 9.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision and car parking requirements. | DTS/DPF 9.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 9.3<br>Ancillary buildings are sited and designed to minimise visibility from the golf course and not dominate the appearance of public places. | DTS/DPF 9.3<br>None are applicable. |
| PO 9.4<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 9.4<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br><table><tr><td>Allotment size</td><td>Floor area</td></tr><tr><td>≤500$m^2$</td><td>60$m^2$</td></tr><tr><td>>500$m^2$</td><td>80$m^2$</td></tr></table><br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Site Coverage | |
| PO 10.1<br>Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation. | DTS/DPF 10.1<br>The development does not result in site coverage exceeding 60%. |
| Built Form and Character | |
| PO 11.1<br>Dwellings on sites/allotments that overlook the golf course are designed to take advantage of golf course views while providing attractive frontages to public streets. | DTS/DPF 11.1<br>None are applicable. |
| PO 11.2<br>Service areas associated with dwellings such as open storage and clothes drying are screened from the golf course and public view. | DTS/DPF 11.2<br>None are applicable. |
| Concept Plans | |
| PO 12.1 | DTS/DPF 12.1 |

| | |
|---|---|
| Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 122 - Mount Compass Golf Course Estate<br><br>In relation to DTS/DPF 12.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 12.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

Shade sail
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. Shade sail consists of permeable material
4. The total area of the sail - does not exceed 40m$^2$
5. No part of the shade sail will be:
   (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
   (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |

| | |
|---|---|
| | >450 \| 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

**Verandah**
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40m$^2$
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Site coverage does not exceed 60%.
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

**Water tank (above ground)**
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. The tank is part of a roof drainage system.
4. Total floor area - not exceeding 15m$^2$.
5. The tank is located wholly above ground.
6. Tank height - does not exceed 4m above natural ground level.
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

**Water tank (underground)**
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Ramsar Wetlands Overlay

1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
2. The tank (including any associated pump) is located wholly below the level of the ground.
3. Does not involve the clearance of native vegetation.

**Table 2 - Deemed-to-Satisfy Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) golf course<br>(d) office<br>(e) residential flat building<br>(f) shop<br>(g) sporting clubrooms. | Except development that:<br>1. does not satisfy Golf Course Estate Zone DTS/DPF 3.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area | None specified. |

| | |
|---|---|
| (k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Hills Face Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone will be preserved, enhanced and re-established to:<br>(a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area<br>(b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide<br>(c) provide for passive recreation in an area of natural character close to the metropolitan area<br>(d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.<br>'Natural character' refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates. |
| DO 2 | Development ensures that the community is not required to bear the cost of providing services to and within the Zone. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Low-intensity, low-scale activities that complement the natural, rural and scenic qualities of the hills face landscape. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Low-intensity farming activities minimise their visual and environmental impact. | DTS/DPF 1.2<br>Farming does not involve:<br>(a) excavation or filling of land<br>(b) the construction of roads, tracks and thoroughfares<br>(c) the erection, construction or alteration of, or addition to, any building or structure<br>(d) the clearing of native vegetation. |
| PO 1.3<br>Development does not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community. | DTS/DPF 1.3<br>None are applicable. |

| | |
|---|---|
| PO 1.4<br>Residential development limited to maintain a pleasant natural and rural character and amenity. | DTS/DPF 1.4<br>Detached dwellings of not more than one building level and comprising no more than one dwelling on an allotment. |
| Built Form and Character | |
| PO 2.1<br>Buildings are unobtrusive and sited and designed in such a way as to:<br>(a) preserve and enhance or assist in the re-establishment of the natural character of the zone<br>(b) limit the visual intrusion of development in the Zone particularly when viewed from roads within the zone or from the Adelaide Plain. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings are limited in height and scale to minimise the amount of building mass visible from the Adelaide Plains. | DTS/DPF 2.2<br>Buildings meet the following:<br>(a) are of single building level<br>(b) building height does not exceed 5m<br>(c) wall height does not exceed 3m (not including gable ends). |
| PO 2.3<br>Where possible and without compromising the desired outcomes of the Zone, buildings are grouped together (but not attached) to limit the spread of built development that can be viewed from the Adelaide Plains. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Buildings are located within valleys or behind spurs or positioned well below the ridge line so that they are not visible against the skyline when viewed from roads within the zone or from the Adelaide Plains. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Buildings are sited in unobtrusive locations and utilise existing vegetation and natural features of the land to assist in obscuring them from sight when viewed from roads within the zone and from the Adelaide Plains. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Buildings are well set back from public roads, particularly where the allotment of the development is on the high side of the road. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Buildings are designed and sited to keep roof lines below the lowest point of the abutting road when the allotment is on the low side of the road. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Buildings are sited and designed to reduce the vertical profile of the building. | DTS/DPF 2.8<br>None are applicable. |
| PO 2.9<br>Buildings comprise materials that are of a low light reflective nature and use colours that are unobtrusive and blend with a natural and rural landscape. | DTS/DPF 2.9<br>None are applicable. |
| PO 2.10<br>Buildings have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the natural character of the zone is not adversely affected. | DTS/DPF 2.10<br>None are applicable. |
| Excavation and Filling | |
| PO 3.1<br>Excavation and/or filling of land outside townships and urban areas is:<br>(a) kept to a minimum so as to preserve the natural form of the land and native vegetation<br>(b) only undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment<br>(c) directly required for the portion of a building that is fully underground, an underground dwelling, underground tank, cellar, pipeline or waste disposal and treatment system. | DTS/DPF 3.1<br>The depth of earthworks does not exceed:<br>(a) in the case of excavation, 2m below natural ground level.<br>(b) in the case of filling of land, 1m above natural ground level. |
| PO 3.2<br>Excavation and/or filling of land is only undertaken if the resultant slope can be stabilised to prevent erosion, and results in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area. | DTS/DPF 3.2<br>None are applicable. |
| Mining | |
| PO 4.1 | DTS/DPF 4.1 |

| | |
|---|---|
| New mines and quarries not developed within the zone. | Development does not involve the construction of a new mine or quarry. |
| PO 4.2<br>Extensions to existing mines and quarries is only undertaken if:<br>(a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations<br>(b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available<br>(c) the proposed operation would maximise the utilisation of the resource but minimise the adverse impacts of extraction<br>(d) the proposed workings cannot be seen from any part of the Adelaide Plain nor from any arterial road, scenic road or other substantial traffic route<br>(e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation<br>(f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which:<br>(i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them<br>(ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character<br>(iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed<br>(iv) provides scope for suitable after-uses. | DTS/DPF 4.2<br>None are applicable. |
| Landfill and Waste Transfer Stations | |
| PO 5.1<br>Landfill operations only developed if the site of the proposed development:<br>(a) is located outside the Mount Lofty Ranges Catchment (Area 1) Overlay<br>and<br>(b) is a disused quarry<br>or<br>(c) has ground slopes no greater than 10% and has adequate separation distances from any above ground and underground water resource and from any potentially incompatible land uses and activities. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Small-scale waste transfer stations may be appropriate if located:<br>(a) outside of the Mount Lofty Ranges Catchment (Area 1) Overlay<br>(b) in unobtrusive locations. | DTS/DPF 5.2<br>None are applicable. |
| Horticulture | |
| PO 6.1<br>Horticultural activities are appropriately located to minimise impacts on native vegetation. | DTS/DPF 6.1<br>Horticulture, other than where it involves the growing of olives, is located no closer than 50m to stands of significant native vegetation, including native grasses. |
| PO 6.2<br>Horticulture involving the growing of olives is avoided or is progressively replaced where it exists to maintain and improve native vegetation and conservation values within the zone. | DTS/DPF 6.2<br>The replacement of olive groves with another form of horticulture or native vegetation. |
| PO 6.3<br>Horticultural activities are appropriately located to minimise impacts on lakes, watercourses and wetlands. | DTS/DPF 6.3<br>Horticulture is located no closer than 50m to a lake, watercourse or wetland. |
| PO 6.4<br>Horticultural activities incorporate a suitably sized vegetated buffer area/strip to mitigate any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on nearby dwellings, tourist accommodation or other sensitive receivers in other ownership. | DTS/DPF 6.4<br>Horticultural activities are greater than 300m from a dwelling, tourist accommodation or other sensitive receiver in other ownership. |
| Tourist Development | |
| PO 7.1<br>Tourist facilities are of a low intensity and low-scale and are sited unobtrusively. | DTS/DPF 7.1<br>None are applicable. |
| Driveways, Access Tracks and Car parking | |
| PO 8.1<br>Driveways, access tracks and car parking areas constructed in a manner which preserves landscape character and are:<br>(a) sited and constructed to follow contours of the land to reduce their visual impact and potential for erosion from water runoff<br>(b) surfaced with dark materials. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2 | DTS/DPF 8.2 |

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| Driveways and access tracks are limited in length and avoid steep slopes. | Driveways and access tracks:<br>(a) are not more than 30m in length<br>(b) have a gradient of less than 16 degrees (1-in-3.5) at any point along the driveway or access track. |
| Infrastructure | |
| PO 9.1<br>Telecommunication facilities, communication towers and masts:<br>(a) are sited and designed to minimise their visual impact<br>(b) contain the number of aerials and masts by shared use of facilities | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2<br>Telephone lines and electricity mains and services of less than 33kV are located underground. | DTS/DPF 9.2<br>None are applicable. |
| PO 9.3<br>New telephone lines, mains and services are located and designed in such a way as to minimise their visual intrusion and any adverse effect on the natural character of the zone. | DTS/DPF 9.3<br>None are applicable. |
| Environment and Amenity | |
| PO 10.1<br>Development is not undertaken if it is likely to result in:<br>(a) pollution of underground or surface water resources<br>(b) over exploitation of underground or surface water resources<br>(c) adverse impact on underground or surface water resources, including any environmental flows required to sustain the natural environment. | DTS/DPF 10.1<br>None are applicable. |
| PO 10.2<br>Development not undertaken if it is likely to result in:<br>(a) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/ native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat<br>(b) denudation of pastures<br>(c) the introduction of or an increase in the number of pest plants or vermin. | DTS/DPF 10.2<br>None are applicable. |
| PO 10.3<br>Development is not undertaken if it is likely to result in adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils. | DTS/DPF 10.3<br>None are applicable. |
| PO 10.4<br>Development is not undertaken if it is likely to result in loss of amenity to adjoining land or surrounding localities from:<br>(a) the visual impact of buildings, structures or earthworks<br>(b) the intensity of activity associated with any such use, including significant adverse impacts arising from:<br>(i) chemical spray drift<br>(ii) use of audible bird or animal deterrent devices<br>(iii) the use of associated vehicles and machinery. | DTS/DPF 10.4<br>None are applicable. |
| PO 10.5<br>Development does not occur on land if the slope poses an unacceptable risk of soil movement, landslip or erosion. | DTS/DPF 10.5<br>None are applicable. |
| PO 10.6<br>Buildings, structures are not located in areas subject to inundation by a 1% AEP flood event. | DTS/DPF 10.6<br>Development is located outside of the 1% AEP flood event. |
| PO 10.7<br>Buildings, structures and associated fill do not interfere with the flow of flood waters. | DTS/DPF 10.7<br>None are applicable |
| Native Vegetation | |
| PO 11.1<br>Development is only undertaken if it can be located and designed to maximise the retention of existing native vegetation and, if possible, increase the extent of locally indigenous plant species. | DTS/DPF 11.1<br>None are applicable. |
| PO 11.2<br>Development is screened by locally indigenous plant species or use of screening mounds, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. | DTS/DPF 11.2<br>None are applicable. |
| PO 11.3 | DTS/DPF 11.3 |

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| Any essential clearance of native vegetation is accompanied by conservation initiatives, including replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain. | None are applicable. |
| Fencing and Retaining Walls | |
| PO 12.1<br>Retaining walls are constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species if possible. | DTS/DPF 12.1<br>None are applicable. |
| PO 12.2<br>Fences:<br>(a) are sited to minimise their visual impact<br>(b) are constructed of post and wire or other materials which can be seen through<br>(c) avoid construction of obtrusive gateways, particularly of brick or masonry. | DTS/DPF 12.2<br>None are applicable. |
| PO 12.3<br>When solid fences are essential, particularly rear and side fences in closely divided areas, they:<br>(a) are constructed of materials which are of a low-light reflective nature and of dark natural colours to blend with the natural landscape and minimise any visual intrusion<br>(b) do not increase the fire risk near buildings. | DTS/DPF 12.3<br>None are applicable. |
| Advertisements | |
| PO 13.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 13.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |
| Land Division | |
| PO 14.1<br>Land division does not result in the creation of an additional allotment. | DTS/DPF 14.1<br>No additional allotments are created. |
| PO 14.2<br>Land division involving boundary realignments occurs only where it supports the management or improvement of the natural environment including avoiding further fragmentation of land that may reduce effective management of the environment or diminishing the natural character of the area. | DTS/DPF 14.2<br>Land division involving boundary realignment that will satisfy one of the following:<br>(a) is for the creation of a public road or reserve<br>(b) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures<br>(c) is for the management of existing native vegetation. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

| | |
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| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Caravan and tourist park | None specified |
| Dwelling | Detached dwelling that does not result in more than one dwelling on an allotment. |
| Educational facility | None specified |
| Electricity generating station | None specified |
| Horticulture involving olive growing | None specified |
| Industry | Light industry |

| | |
|---|---|
| Intensive Animal Husbandry | None specified |
| Land division | Land division that is a boundary realignment |
| Landfill | None specified |
| Prescribed mining operations | None specified |
| Renewable energy facility | Any of the following:<br>(a) solar photovoltaic panels (roof or ground mounted)<br>(b) battery storage facility<br>For domestic use (i.e., principally used to supply and/or store electricity to the existing use of land). |
| Residential flat building | None specified |
| Telecommunications facility | None specified |
| Transport depot | None specified |
| Waste reception, storage, treatment or disposal | None specified |
| Wrecking yard | None specified |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) dwelling<br>(b) dwelling addition<br>(c) temporary public transport depot. | Except any of the following:<br>1. any building that is not a dwelling or ancillary to a dwelling<br>2. development where the building height exceeds 5m<br>3. development with a wall height or post height that exceeds 3m above natural ground level. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features | None specified. |

| | |
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| (o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Hills Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly low density residential development with complementary non-residential uses compatible with natural landforms and a low density residential character. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Consulting room<br>(c) Dwelling<br>(d) Office<br>(e) Open space<br>(f) Shop<br>(g) Recreation area. |
| PO 1.2<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied: |

| | |
|---|---|
| | (i) it does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building)<br>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the existing gross leasable floor area within the Activity Centre<br>B. 1000m$^2$. |
| PO 1.3<br><br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br><br>(a) small scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.5<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Dimensions and Land Division | |
| PO 2.1<br><br>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography and compatible with the housing pattern in the locality. | DTS/DPF 2.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Allotments/sites for residential purposes accord with the following:<br><br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): |

| Gradient Minimum Site Area |
|---|
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 2000sqm; 1-in-8 to 1-in-4 is 2000sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 500sqm; greater than 1-in-4 is 500sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 550sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 600sqm; 1-in-8 to 1-in-4 is 700sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 625sqm; 1-in-8 to 1-in-4 is 625sqm; greater than 1-in-4 is 625sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 800sqm; greater than 1-in-4 is 950sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 750sqm; 1-in-8 to 1-in-4 is 750sqm; greater than 1-in-4 is 750sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 2200sqm; 1-in-8 to 1-in-4 is 2200sqm; greater than 1-in-4 is 2200sqm |

| Gradient Minimum Site Area (Detached) |
|---|
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1200sqm; 1-in-8 to 1-in-4 is 1500sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1500sqm; 1-in-8 to 1-in-4 is 1500sqm; greater than 1-in-4 is 1500sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1860sqm; 1-in-8 to 1-in-4 is 1860sqm; greater than 1-in-4 is 1860sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |

| Gradient Minimum Site Area (Detached) |
| --- |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 360sqm; 1-in-8 to 1-in-4 is 360sqm; greater than 1-in-4 is 390sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 420sqm; 1-in-8 to 1-in-4 is 420sqm; greater than 1-in-4 is 420sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 550sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 560sqm; 1-in-8 to 1-in-4 is 560sqm; greater than 1-in-4 is 560sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 650sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 800sqm; 1-in-8 to 1-in-4 is 800sqm; greater than 1-in-4 is 800sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |
| **Gradient Minimum Site Area (Semi-detached)** |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 1860sqm; 1-in-8 to 1-in-4 is 1860sqm; greater than 1-in-4 is 1860sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 360sqm; 1-in-8 to 1-in-4 is 360sqm; greater than 1-in-4 is 390sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 375sqm; 1-in-8 to 1-in-4 is 375sqm; greater than 1-in-4 is 375sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 600sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 650sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| **Gradient Minimum Site Area (Row)** |
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 250sqm; 1-in-8 to 1-in-4 is 250sqm; greater than 1-in-4 is 280sqm |
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 350sqm; greater than 1-in-4 is 350sqm |
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |
| **Gradient Minimum Site Area (Residential Flat)** |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 300sqm; greater than 1-in-4 is 325sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 600sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |
| **Gradient Minimum Site Area (Group)** |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 300sqm; greater than 1-in-4 is 325sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 700sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1600sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |

| Gradient Minimum Site Area (Group) |
| --- |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 420 sqm |

and

(b) site frontages (or allotment frontages in the case of land division) are not less than:

| Gradient Minimum Frontage |
| --- |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 18m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 25m; 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 45m; 1-in-8 to 1-in-4 is 45m; greater than 1-in-4 is 45m |

| Gradient Minimum Frontage (Detached) |
| --- |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 21m; greater than 1-in-4 is 30m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 14m; 1-in-8 to 1-in-4 is 14m; greater than 1-in-4 is 14m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 24m; greater than 1-in-4 is 24m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 25m |

| Gradient Minimum Frontage (Semi-detached) |
| --- |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 11m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 24m; greater than 1-in-4 is 24m |

| Gradient Minimum Frontage (Semi-detached) |
|---|
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 9m |
| **Gradient Minimum Frontage (Row)** |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 9m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |
| **Gradient Minimum Frontage (Residential Flat)** |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 11m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 25m; 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |
| **Gradient Minimum Frontage (Group)** |
| Minimum frontage for group dwellings where the site gradient is 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m |
| **Minimum Frontage** |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage is 15m |
| Minimum frontage is 20m |

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the relevant Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) no value is returned in DTS/DPF 2.1(a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

| | |
|---|---|
| PO 2.2<br><br>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose. | DTS/DPF 2.2<br><br>Where the site of a dwelling does not comprise an entire allotment:<br><br>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1<br>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<br>(i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space<br>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site coverage | |
| PO 3.1<br><br>Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br><br>The development does not result in site coverage exceeding:<br><br>(a) On sites with a gradient more than 1-in-8, 40%<br>(b) On sites with a gradient less than 1-in-8, 50%. |
| Building Height | |
| PO 4.1 | DTS/DPF 4.1 |

Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.

Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 6m |
| Maximum building height is 8m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 9m restricted to 53.5m AHD |
| **Maximum Building Height (Levels)** |
| Maximum building height is 1 level |
| Maximum building height is 2 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Primary Street Setback

PO 5.1

Buildings are set back from primary street boundaries consistent with the existing streetscape.

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum Setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 8m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 8m |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.

DTS/DPF 6.1

Building walls are set back from the boundary of the allotment with a secondary street frontage:

(a) no less than:
  (i) on sites with a site gradient greater than 1-in-8: 1900mm
  (ii) on sites with a site gradient less than 1-in-8: at least 900mm

or

(b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, the distance of that building from the boundary with the secondary street

(being, if relevant, the lesser of the 2 distances).

Boundary Walls

PO 7.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 7.1

Except where the building is a dwelling and is located on a central site within a row dwelling or

| | |
|---|---|
| | terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3.2m in wall height from the lower of the natural or finished ground level<br>(ii) exceed 8m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character. | DTS/DPF 7.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1. |
| Side Boundary Setback | |
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Building walls not sited on side boundaries set back from the side boundary in accordance with the following:<br>(a) on sites with a site gradient greater than 1-in-8:<br>(i) at least 1900mm<br>(ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.<br>(b) on sites with a site gradient less than 1-in-8:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| Rear Boundary Setback | |
| PO 9.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br>Buildings are set back from the rear boundary at least:<br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| Built Form and Character | |
| PO 10.1<br>Development that would be prominently visible from the Adelaide plains or urban areas within regional cities and townships:<br>(a) achieves a profile that blends with the topography of the land<br>(b) avoids the use of bright and highly reflective external materials and finishes<br>(c) incorporates existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale. | DTS/DPF 10.1<br>None are applicable. |
| PO 10.2<br>Development of more than 1 building level in height takes account of its height and bulk relative to adjoining dwellings by:<br>(a) incorporating stepping in the design in accordance with the slope of the land<br>(b) where appropriate, setting back the upper level a greater distance from front and side boundaries than the lower level. | DTS/DPF 10.2<br>None are applicable. |
| Earthworks and retaining | |
| PO 11.1<br>Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill. | DTS/DPF 11.1<br>None are applicable. |
| PO 11.2<br>Vegetation is used to screen buildings and excavation or filling from view. | DTS/DPF 11.2<br>None are applicable. |

| PO 11.3 | DTS/DPF 11.3 |
|---|---|
| Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping. | Retaining walls:<br>(a) do not retain more than 1.5m in height or<br>(b) where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm. |
| Ancillary Buildings and Structures | |
| PO 12.1 | DTS/DPF 12.1 |
| Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m$^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 8m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table: |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

| PO 12.2 | DTS/DPF 12.2 |
|---|---|
| Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 12.3 | DTS/DPF 12.3 |
| Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following: |

| Allotment size | Floor area |
|---|---|
| ≤500m$^2$ | 60m$^2$ |
| >500m$^2$ | 80m$^2$ |

| | |
|---|---|
| | (c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 13.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 13.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing building dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$. |

6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).
7. Building height - does not exceed 5m.
8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 8m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
10. Site coverage does not exceed:
   (a) On sites with a gradient more than 1-in-8, 40%
   (b) On sites with a gradient less than 1-in-8, 50%.
11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. The carport is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained from a State Maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
14. Does not involve the clearance of native vegetation
15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.

| | |
|---|---|
| | 10. Site coverage does not exceed:<br>(a) On sites with a gradient more than 1-in-8, 40%<br>(b) On sites with a gradient less than 1-in-8, 50%.<br>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>16. Does not involve the clearance of native vegetation.<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

Shade sail
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. Shade sail consists of permeable material
4. The total area of the sail - does not exceed 40m$^2$
5. No part of the shade sail will be:
   (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
   (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |

| | |
|---|---|
| | >450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Site coverage does not exceed:<br>(a) On sites with a gradient more than 1-in-8, 40%<br>(b) On sites with a gradient less than 1-in-8, 50%.<br>10. Does not involve the clearance of native vegetation<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** \| **Minimum percentage of site**<br><150 \| 10%<br>150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 30m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** \| **Minimum percentage of site**<br><150 \| 10%<br>150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following): | Except development that: |

| | |
|---|---|
| (a) consulting room<br>(b) office<br>(c) shop. | 1. exceeds the maximum building height specified in Hills Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. does not satisfy any Hills Neighbourhood Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Retaining wall. | Except retaining wall that does not satisfy Hills Neighbourhood Zone DTS/DPF 11.3. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Home Industry Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone accommodating small-scale and low-impact business enterprises in conjunction with a dwelling that provides opportunities to work from home and contribute to employment diversity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Business activities established in association with residential development. | DTS/DPF 1.1<br>Development comprises one or more of the following in association with a dwelling:<br>(a) Consulting room<br>(b) Light industry<br>(c) Office<br>(d) Personal or domestic services establishment<br>(e) Shop in conjunction with light industry<br>(f) Store<br>(g) Motor repair station<br>(h) Warehouse. |
| PO 1.2<br>Business activities are of a scale to assist in the effective management of emissions and other impacts to maintain a reasonable level of residential amenity for occupants of the associated dwelling and residential neighbours. | DTS/DPF 1.2<br>Business activity:<br>(a) employs no more than 3 persons not residing in the associated dwelling<br>(b) provides 1 on-site car parking space for each non-resident employee<br>(c) occupies an area not exceeding 20% of the relevant allotment area and not exceeding 200m$^2$ where the area is the sum of:<br>(i) the gross floor area of any building or portion of a building used for business activities<br>(ii) any outdoor area used related to business storage or display purposes<br>(iii) each non-resident employee parking space<br>(d) does not involve the use or parking of a commercial vehicle exceeding 5 tonnes tare weight. |
| PO 1.3<br>Business areas and activities are configured to retain functional aspects of the associated dwelling to maintain a suitable residential character and amenity. | DTS/DPF 1.3<br>Business activities, including outdoor storage and display areas and non-resident employee parking spaces, do not result in the associated dwelling having:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 1.4<br>Residential development supports opportunities for home-based business activities and mitigates the potential for conflict with a dwelling not associated with a business use associated with another dwelling on the same site. | DTS/DPF 1.4<br>Development will not result in more than 1 dwelling per allotment. |
| Built Form and Character | |
| PO 2.1<br>Buildings contribute to a low-rise character and complement the height of nearby buildings. | DTS/DPF 2.1<br>Buildings (excluding garages, carports and outbuildings):<br>(a) up to 2 building levels<br>(b) with a building height up to 9m<br>(c) with a wall height up to 7m. |
| PO 2.2<br>Buildings used for business purposes present an attractive frontage to public roads and thoroughfares to enhance the amenity of the locality. | DTS/DPF 2.2<br>Non-residential buildings:<br>(a) incorporate any office, shop or consulting room component along a frontage to a public road or thoroughfare<br>(b) if clad in metal sheeting, are pre-colour treated or painted in a non-reflective colour. |
| PO 2.3<br>Residential development, swimming pools and ancillary residential structures are located to allow off street vehicle access to non-residential building(s) use for business purposes. | DTS/DPF 2.3<br>None are applicable. |
| Building Setbacks | |
| PO 3.1<br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 3.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building. |

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| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 6m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 6m |

For the purposes of **DTS/DPF 3.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.

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| PO 3.2<br>Dwellings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | DTS/DPF 3.2<br>Dwelling walls are no closer than 3m to the secondary street boundary. |
| PO 3.3<br>Dwellings set back from side boundaries provide:<br>(a) separation between dwellings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours.<br>(c) access for vehicles to the rear of the site where the business activity is located or proposed to be located behind the dwelling. | DTS/DPF 3.3<br>Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:<br>(a) at least 3m to any one side boundary to provide vehicle access to the rear of the site where the business activity is located or proposed to be located behind the dwelling<br>(b) in all other cases:<br>(i) where the wall height does not exceed 3m - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(iii) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| PO 3.4<br>Non-residential buildings facing a public road or thoroughfare are sited to mitigate visual impact on residential streetscapes. | DTS/DPF 3.4<br>Non-residential buildings are set back from a public road or thoroughfare at least as far as the wall of the existing or approved dwelling on the same allotment. |
| PO 3.5<br>Non-residential buildings on or abutting the boundary of a zone primarily intended to accommodate sensitive receivers are designed to minimise visual impacts from building bulk. | DTS/DPF 3.5<br>Non-residential development is set back from zone boundaries 3m or more plus an additional 600mm for every metre of building height above 4m. |
| PO 3.6<br>Buildings set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 3.6<br>Building walls are set back from the rear boundary at least:<br>(a) 3m for the first building level<br>(b) 5m for any second building level. |
| Site Dimensions and Land Division | |
| PO 4.1<br>Land division creates allotments that are of a size and shape suitable for a dwelling and associated home-based business consistent with the prevailing residential character and land division pattern in a relevant locality. | DTS/DPF 4.1<br>Allotments:<br>(a) connected to an approved common waste water disposal service have an area being the greater of the following:<br>(i) where there is no established land division pattern, 750m$^2$or more or<br>(ii) no less than an adjacent residential allotment, or the average of adjacent residential allotments where there is more than one adjacent allotment, used for residential purposes in the zone<br>(b) that will require the disposal of waste water on-site, 1500m$^2$ or more<br>(c) have a primary street frontage of at least 20m, plus an additional 5m frontage for every 500m$^2$ increment or portion thereof for allotments over 2000m$^2$ up to a frontage of 50m. |
| Advertising | |
| PO 5.1<br>Advertisements are small-scale and located and designed to reflect residential character and | DTS/DPF 5.1<br>Advertisements: |

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| amenity. | (a) will not result in more than one advertisement on the relevant allotment<br>(b) do not have a face that exceeds 1m$^2$ in area<br>(c) comprise:<br>(i) an advertisement flush mounted to the main face of the building closest to the primary frontage<br>or<br>(ii) an advertisement flush mounted to the primary street fence<br>or<br>(iii) a freestanding advertising hoarding that does not exceed 2m in height above natural ground level. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and |

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| | (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average |

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| | (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>16. Does not involve the clearance of native vegetation.<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted;<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or |

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| | (b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Shop | Shop with a gross leasable floor area less than 1000m$^2$. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are

excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) ancillary accommodation<br>(c) consulting room<br>(d) dwelling<br>(e) dwelling addition<br>(f) light industry<br>(g) motor repair station<br>(h) office<br>(i) shop<br>(j) store<br>(k) warehouse. | Except development that does not satisfy any of the following:<br><br>1. Home Industry Zone DTS/DPF 1.2<br>2. Home Industry Zone DTS/DPF 2.1 |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 4. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Housing Diversity Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Consulting room<br>(d) Community facility<br>(e) Dwelling<br>(f) Educational facility<br>(g) Office<br>(h) Place of Worship<br>(i) Recreation area<br>(j) Residential flat building<br>(k) Retirement facility<br>(l) Shop<br>(m) Supported accommodation. |
| PO 1.2<br><br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br><br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br><br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied:<br>(i) it does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building)<br>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the existing gross leasable floor area within the Activity Centre<br>B. 1000m$^2$. |
| PO 1.3<br><br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br><br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.4<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level |

(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration

(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

| PO 1.5 | DTS/DPF 1.5 |
|---|---|
| Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | None are applicable. |

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes accommodate a diverse range of low to medium density housing, with higher densities closer to public open space, public transport stations and activity centres.

DTS/DPF 2.1

Development will not result in more than 1 dwelling on an existing allotment

or

Allotments/sites for residential purposes accord with the following:

(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

| Minimum Site Area |
|---|
| Minimum site area for a group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 160 sqm; semi-detached dwelling is 160 sqm; row dwelling is 160 sqm; group dwelling is 160 sqm; residential flat building is 160 sqm |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 180 sqm; row dwelling is 120 sqm; group dwelling is 150 sqm; residential flat building is 80 sqm |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 230 sqm; semi-detached dwelling is 230 sqm; row dwelling is 230 sqm; group dwelling is 230 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 150 sqm; group dwelling is 175 sqm; residential flat building is 175 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 220 sqm; group dwelling is 220 sqm; residential flat building is 220 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 180 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 275 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 120 sqm |
| Minimum site area for a detached dwelling is 330 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm |
| Minimum site area is 200 sqm |
| Minimum site area is 250 sqm |
| Minimum site area is 300 sqm |
| Minimum site area is 600 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 270 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 150 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm; row dwelling is 230 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm |
| Minimum site area is 150 sqm |

and

(b) site frontages (or allotment frontages in the case of land division) are not less than:

| Minimum Frontage |
|---|
| Minimum frontage for a group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 7.5m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 22m; residential flat building is 22m |

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 16m; residential flat building is 16m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 13m; residential flat building is 13m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 7m; group dwelling is 12m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 15m |
| Minimum frontage is 10m |
| Minimum frontage is 12m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage is 11.5m |
| Minimum frontage is 4.5m |

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

(d) no value is returned in DTS/DPF 2.1(a) (i.e. there is a blank field or the value is not relevant), then a net residential density of up to 70 dwellings per hectare applies.

(e) no value is returned in DTS/DPF 2.1(b) (i.e. there is a blank field or the value is not relevant), then there is no minimum frontage and DTS/DPF 2.1(b) is met.

PO 2.2

Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

(a) the balance of the allotment accords with the requirements specified in Housing Diversity Neighbourhood Zone DTS/DPF 2.1

(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:

  (i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space

  (ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Building Height

PO 3.1

Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally low rise, or complements the height of nearby buildings.

DTS/DPF 3.1

Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 4.5m |
| Maximum building height is 8m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 10m |
| Maximum building height is 12m |
| Maximum building height is 12.5m |
| Maximum building height is 16.5m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 11m |
| **Maximum Building Height (Levels)** |
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a maximum height of 9m.

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Primary Street Setback

PO 4.1

Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.

DTS/DPF 4.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| In all cases. | 3m |

For the purposes of **DTS/DPF 4.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 5.1

Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public thoroughfares and to reinforce streetscape character.

DTS/DPF 5.1

Building walls (except for ancillary buildings and structures) are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building on any adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.

Boundary Walls

PO 6.1

Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 6.1

Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:

(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height

(b) side boundary walls do not:
- (i) exceed 3m in wall height
- (ii) exceed 11.5m in length
- (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary
- (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.

PO 6.2

Dwellings in a semi-detached, row or terrace arrangements maintain space between buildings consistent with a suburban streetscape character.

DTS/DPF 6.2

Dwelling walls in a semi-detached, row or terrace arrangement are set back at least 900mm from side boundaries shared with allotments outside the development site.

Side Boundary Setback

PO 7.1

Buildings walls are set back from side boundaries to provide:

(a) separation between buildings in a way that complements the established character of the locality

(b) access to natural light and ventilation for neighbours.

DTS/DPF 7.1

Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:

(a) where the wall height does not exceed 3m - at least 900mm

(b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.

Rear Boundary Setback

PO 8.1

Building walls (excluding ancillary buildings and structures) are set back from rear boundaries

DTS/DPF 8.1

Building walls (excluding ancillary buildings and structures) are set back from the rear

| | |
|---|---|
| to provide:<br><br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | boundary at least:<br><br>(a) 3m for the first building level or 0m where the rear boundary abuts a laneway<br>(b) 5m for any second building level<br>(c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above. |
| Concept Plans | |
| PO 9.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 9.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br><br>**Description**<br>Concept Plan 2 - Hurling Drive, Mount Barker<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 1 - Hawthorn Road South Mount Barker<br>Concept Plan 82 - Hackney<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 93 - Noarlunga Centre<br>Concept Plan 128 - Albert Park<br>Concept Plan 130 - Unley<br>Concept Plan 121 - Kilkenny<br><br>In relation to DTS/DPF 9.1, in instances where:<br><br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met. |
| Ancillary buildings and structures | |
| PO 10.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 10.1<br><br>Ancillary buildings:<br><br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m$^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10% |

| | |
|---|---|
| | 150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 10.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 10.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 10.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 10.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size \| Floor area<br>≤500m2 \| 60m2<br>>500m2 \| 80m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 11.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 11.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

| | |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).<br>11. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained form a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve the clearance of native vegetation<br>14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: |

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring

15. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
16. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
11. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
12. If the outbuilding is a garage, it is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not located obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
14. Does not involve-
    (a) excavation exceeding a vertical height of 1 metre; or
    (b) filling exceeding a vertical height of 1 metre,
    and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
15. Does not involve the clearance of native vegetation.
16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
17. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
    (a) a total area as determined by the following table:

| | |
|---|---|
| | <table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring<br>18. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40$m^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table> |

(b) the amount of existing soft landscaping prior to the development occurring

12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

   (b) the amount of existing soft landscaping prior to the development occurring

10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40$m^2$.
6. Post height - does not exceed 3.2m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
    (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |

| | |
|---|---|
| | 201-450 \| 20%<br>>450 \| 25%<br>(b) the amount of existing soft landscaping prior to the development occurring<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** \| **Minimum percentage of site**<br><150 \| 10%<br>150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br>(b) the amount of existing soft landscaping prior to the development occurring<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following: |

| | |
|---|---|
| | (a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) recreation area<br>(e) residential flat building<br>(f) retirement facility<br>(g) student accommodation<br>(h) supported accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Alteration of or addition to any development involving any of the following (or of any combination of any of the following):<br>(a) child care facility<br>(b) community facility<br>(c) educational facility. | Except development that does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.4. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1<br>or<br>2. does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 6. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport | None specified. |

| | |
|---|---|
| (c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Infrastructure Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The protection, provision, maintenance and expansion of infrastructure services and facilities that support orderly development and vehicular movements. |
| DO 2 | Infrastructure services and facilities manage environmental impacts. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Utility and infrastructure facilities and other services support the orderly development of land and assist in managing the impacts on the environment and community. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Electricity substation<br>(b) Landfill, including gas extraction plant and equipment<br>(c) Water treatment and supply<br>(d) Stormwater retention / detention basin |

| | |
|---|---|
| | (e) Sewerage treatment facility<br>(f) Public service depot<br>(g) Telecommunications facility<br>(h) Waste transfer depot. |
| PO 1.2<br>Development does not hinder the ongoing operation of existing utility and other infrastructure services or jeopardise the expansion of those services to support economic activity and manage impacts on the environment and community. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Development ancillary to utility and other infrastructure services including offices, workshops and the like are undertaken to enhance the operational and maintenance aspects of those services. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Security fencing is located behind landscaping to enhance the appearance of development from adjacent areas, roads and thoroughfares. | DTS/DPF 1.4<br>None are applicable. |
| Fencing | |
| PO 2.1<br>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares. | DTS/DPF 2.1<br>Fencing exceeding 2.1m in height:<br>(a) is located behind a façade of an associated building located on the same site or<br>(b) is located behind a landscaped area along relevant street frontages or<br>(c) consists of visually permeable materials with landscaping behind. |
| Concept Plans | |
| PO 3.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 3.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 141 - West Lakes<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 3.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply: | 1. Building work is associated with a railway |

| | |
|---|---|
| • Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) electricity substation<br>(b) landfill, including gas extraction plant and equipment<br>(c) public service depot<br>(d) stormwater retention / detention basin<br>(e) sewerage treatment facility<br>(f) telecommunications facility<br>(g) waste transfer depot<br>(h) water treatment and supply. | Except where the site of the development is adjacent land to a site (or land) in a neighbourhood-type zone. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 4. Building for the purposes of railway activities. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Infrastructure (Airfield) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Aviation operations together with allied and complementary activities to support the long term ongoing use and expansion of airfield development and activities for commercial freight and passenger transport as well as aviation-related recreational pursuits. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development primarily catering for take-off and landing, on-ground movement, maintenance, repair and storage of aircraft, as well as facilities associated with the handling of freight and passengers to enhance the safe and efficient transportation of people and cargo. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Aircraft operational facilities beacons, transmitting installations and their associated towers<br>(b) Aircraft control tower<br>(c) Light industry associated with, and ancillary to, aviation activities<br>(d) Passenger and/or air freight terminal<br>(e) Aircraft hangar<br>(f) Shop within the terminal building<br>(g) Store associated with, and ancillary to, aviation activities<br>(h) Fuel depot associated with aviation and airport related purposes<br>(i) Office associated with, and ancillary to, aviation activities<br>(j) Flight simulation and training facility.<br>(k) Tourist accommodation associated with and ancillary to aviation activities<br>(l) Caretaker's dwelling |
| PO 1.2<br>Development does not impede aviation operations and the expansion of airfields. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development is of a scale and design consistent with the role and function of the airfield and complementary to the wider setting. | DTS/DPF 2.1<br>None are applicable. |
| Land Division | |
| PO 3.1<br>Land division is suitable for the intended use of the land and maintains the efficient and safe operations of the airfield. | DTS/DPF 3.1<br>None are applicable. |
| Hazard Management | |
| PO 4.1<br>Movement between aircraft taxiways and open runway corridors and areas used for non-aviation purposes is regulated through the incorporation of fencing or other barriers to mitigate hazard to aircraft operations and provide for the safety of users and occupiers of land use for non-aviation purposes. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Landscaping uses species to minimise the nesting and attraction of birds and spread of leaf and other debris to mitigate hazard to aircraft. | DTS/DPF 4.2<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Advertisements are limited to those in connection with the terminal building and the display of business services on non-residential premises to avoid visual clutter and untidiness. | DTS/DPF 5.1<br>None are applicable. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4m x 4m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing; |

| | |
|---|---|
| | (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary |

| | |
|---|---|
| | 5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is ancillary to and located on the same allotment as an airfield passenger terminal. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|

| | |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) aircraft control tower<br>(b) aircraft hanger<br>(c) aircraft operational facilities beacons, transmitting installations and their associated towers (or any combination thereof)<br>(d) caretaker's dwelling<br>(e) detached dwelling where located within the Residential Aviation Estate Subzone<br>(f) flight simulation and training facility<br>(g) fuel depot associated with aviation and airport related purposes<br>(h) light industry associated with, and ancillary to, aviation activities<br>(i) office associated with, and ancillary to, aviation activities<br>(j) passenger and/or air freight terminal<br>(k) shop within a terminal building<br>(l) store associated with, and ancillary to, aviation activities<br>(m) tourist accommodation associated with and ancillary to aviation activities. | Except non-residential development where the site of the development is adjacent land to a site (or land) in a neighbourhood-type zone. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Residential Aviation Estate Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Low density, detached dwellings and associated aircraft hangars designed to integrate with and complement the spacious setting of the airfield. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Dwellings are developed in close affiliation with outbuildings and activities for the storage and / or maintenance of aircraft to support the role and function of the airfield. | DTS/DPF 1.1<br>Dwelling located on the same site as an existing aircraft hangar or built concurrently. |
| PO 1.2<br>Hangars provide for the storage and maintenance of aircraft and associated equipment within buildings to contribute to the appearance of land in the locality and mitigate adverse amenity impacts on neighbouring dwellings from aircraft maintenance activities. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>An open character is accommodated by providing space around buildings and managing the cumulative impacts of buildings in the locality. | DTS/DPF 1.3<br>The total floor area of all existing and proposed buildings does not exceed 35 per cent of an allotment area. |
| Land Division | |
| PO 2.1<br>Allotments are of suitable size and dimension to accommodate a dwelling and associated outbuildings (including hangar) setbacks from boundaries to support a spacious setting. | DTS/DPF 2.1<br>Allotments have an area of 2000m$^2$ or more and a frontage width of 30m or more. |
| Building Height | |
| PO 3.1<br>Dwellings contribute to a low-rise residential character and complement the height of nearby buildings. | DTS/DPF 3.1<br>Dwelling:<br>(a) with a height up to 2 building levels and 9m<br>(b) with a wall height up to 6m. |
| PO 3.2<br>An outbuilding in the form of a hangar that is sited and designed so as to be subordinate to the associated dwelling and complement the height of nearby buildings. | DTS/DPF 3.2<br>Hangar height is no more than 9m. |
| Primary Street Setback | |
| PO 4.1<br>Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape. | DTS/DPF 4.1<br>The building line of a building set back from the primary street boundary not less than 6m. |
| Secondary Street Setback | |
| PO 5.1<br>Buildings are set back from secondary street boundaries to support separation between building walls and public thoroughfares and reinforce an open and spacious streetscape character. | DTS/DPF 5.1<br>Buildings are set back 2m or more from the boundary of the allotment with the secondary street frontage. |
| Side Boundary Setback | |
| PO 6.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between dwellings in a way that reinforces a low density residential character<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1<br>Buildings are set back from side boundaries 1m or more. |
| Rear Boundary Setback | |
| PO 7.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between dwellings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 7.1<br>Buildings are set back from the rear boundary 20m or more. |

## Infrastructure (Ferry and Marina Facilities) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone accommodating on-water development associated with the function of marinas and passenger ferry services together with a range of complementary waterfront-oriented recreational and tourist development activities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>On-water development, including boat and ferry berthing, boat servicing facilities, walkways and channel markers preserves the function of marinas, passenger ferry services and port activities. | DTS/DPF 1.1<br>On water development comprises one or more of the following:<br>(a) Boat berth, jetty, pier or pontoon<br>(b) Coast protection work<br>(c) Maritime structures / beacons |
| PO 1.2<br>Off-water development:<br>(a) is associated with marinas, passenger ferry services and port activities including complementary conservation works<br>(b) caters to the needs and enjoyment of visitors and occupants such as residential development tourist accommodation, restaurants, clubrooms, chandlery and the like, provided at a scale compatible with the role and function of the associated marina and / or the passenger ferry service. | DTS/DPF 1.2<br>Off-water development comprises one or more of the following land uses:<br>(a) Boat construction, maintenance, repair or sale<br>(b) Boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)<br>(c) Dwelling or residential flat building<br>(d) Loading and unloading facility<br>(e) Clubrooms in association with a marina<br>(f) Office in association with a marina of ferry terminal<br>(g) Parking area for vehicles and boats<br>(h) Port activities<br>(i) Shop in association with a marina or ferry terminal<br>(j) Storage<br>(k) Tourist accommodation<br>(l) Wastewater collection, storage and transfer facility. |
| PO 1.3<br>Pedestrian and bicycle pathways associated with marinas and passenger ferry services link tourist accommodation with other recreation, tourist facilities and attractions within the area. | DTS/DPF 1.3<br>None are applicable. |
| Advertisements | |
| PO 2.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 2.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds $2m^2$ per side. |
| Concept Plans | |
| PO 3.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 3.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 3.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply: | 1. The fence is formed (wholly or partially) from brush |

| | |
|---|---|
| • Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |

| | |
|---|---|
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) boat berth, jetty, pier or pontoon (or any combination thereof)<br>(c) boat construction, maintenance, repair or sale<br>(d) boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers, or any combination thereof)<br>(e) clubrooms in association with a marina<br>(f) coast protection work<br>(g) dwelling<br>(h) loading and unloading facility<br>(i) maritime structures / beacons<br>(j) office in association with a marina of ferry terminal<br>(k) parking area for vehicles and boats<br>(l) residential flat building<br>(m) shop in association with a marina or ferry terminal<br>(n) store<br>(o) tourist accommodation<br>(p) wastewater collection, storage and transfer facility. | Except non-residential development where the site of the development is adjacent land to a site (or land) in a neighbourhood-type zone. |

| | |
|---|---|
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building work<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Wallaroo Marina Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Integrated waterfront-orientated commercial, residential/tourist accommodation, recreation and marina-based retail activities that serve as the focus of the marina development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development comprises a mixture of residential, tourist accommodation and waterfront commercial uses. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Retail activities relate to the operation of the marina and are limited to hotels, restaurants and cafes, boating and fishing supplies. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development that fronts or overlooks the marina or public open space is designed to take advantage of waterfront views while providing attractive frontages to public streets. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Service areas are screened from public view. | DTS/DPF 2.2<br>None are applicable. |

| Building Height and Setbacks | |
|---|---|
| PO 3.1<br>Building height achieves the highest intensity of built form with frontage to the marina and lower scale behind. | DTS/DPF 3.1<br>Building height is not less than 2 levels or 10m. |
| PO 3.2<br>Buildings are provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway. | DTS/DPF 3.2<br>Buildings are set back a maximum 1.0 metre from the marina basin frontage. |

## Local Activity Centre Zone

### Assessment Provisions (AP)

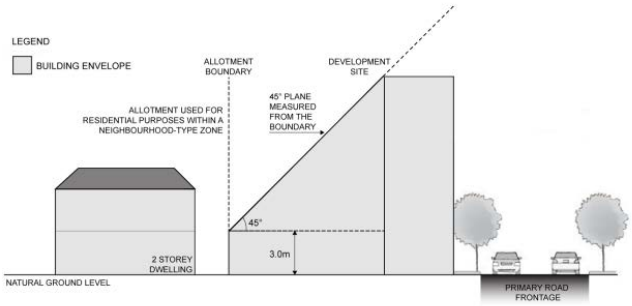
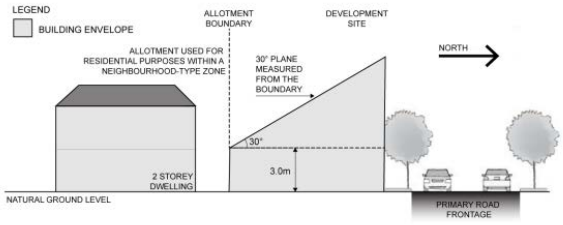
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of small-scale shops, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, health and community facilities, services and other businesses provide a range of goods and services to the local community. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Office<br>(g) Shop |
| PO 1.2<br>Residential development does not prejudice the operation of retail, office, or community facilities and services related activity within the zone. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Residential development supports the vitality of underperforming centres. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development sited and designed to achieve vibrant and interesting streetscapes. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.5<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves:<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or |

| | |
|---|---|
| | (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the building is a local heritage place<br>or<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br>Development complements adjacent development within the zone, and mitigates interface impacts on adjoining residential uses in a neighbourhood type zone, through appropriate building siting, scale and design. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings are sited and designed to create pedestrian, vehicular and visual linkages between the various built-form elements within the zone and adjoining main roads. | DTS/DPF 2.2<br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally of a low rise that complements the established streetscape and local character. | DTS/DPF 3.1<br>Building height is not greater than:<br>(a) the following:<br>**Maximum Building Height (Metres)**<br>Maximum building height is 6m<br>Maximum building height is 8m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 12m<br>Maximum building height is 10.5m<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 8m.<br>In relation to DTS/DPF 3.1, in instances where:<br>(c) more than one value is returned in the same field for DTS/DPF 3.1(a), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or *Maximum Building Height (Levels) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| PO 3.2<br>Buildings mitigate visual impacts of massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.2<br>Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): |

| | |
|---|---|
| |  |
| PO 3.3<br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.3<br>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):<br> |
| PO 3.4<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.4<br>None are applicable. |
| Advertisements | |
| PO 4.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality. | DTS/DPF 4.2<br>Freestanding advertisements:<br>(a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 4m$^2$ per side. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 2 - Hurling Drive, Mount Barker<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 9 - Blakeview<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 92 - Meadows<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East<br>Concept Plan 113 - Residential Growth - Strathalbyn North |

| Description |
| --- |
| Concept Plan 133 - Strathalbyn North - Activity Centre |

In relation to DTS/DPF 5.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
| --- | --- |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared |

| | |
|---|---|
| | 3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment, the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay |

| | |
|---|---|
| | 12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to a system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal, the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) community facility<br>(c) consulting room<br>(d) dwelling<br>(e) office<br>(f) shop. | Except development that exceeds the maximum building height specified in Local Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following:<br><br>1. Local Activity Centre Zone DTS/DPF 3.2<br>2. Local Activity Centre Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity | None specified. |

| | |
|---|---|
| (q) verandah<br>(r) water tank. | |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Master Planned Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Display home<br>(f) Dwelling<br>(g) Educational facility<br>(h) Indoor recreation facility<br>(i) Office<br>(j) Recreation area<br>(k) Residential flat building<br>(l) Retirement facility<br>(m) Shop<br>(n) Supported accommodation. |
| PO 1.2<br>Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3 | DTS/DPF 1.3 |

| | |
|---|---|
| Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services. | Medium and high density residential development located where any one of the following is satisfied:<br>(a) within 200m of an activity centre<br>(b) within 200m of a high frequency public transit service<br>(c) adjoining public open space greater than 2000m$^2$ (including where the site would adjoin if not separated by a public road). |
| PO 1.4<br>Commercial activities outside activity centres improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.4<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) where located outside of an Activity Centre, does not exceed 150m$^2$ in gross leasable floor area. |
| Coordinated and Orderly Development | |
| PO 2.1<br>Land division and infrastructure occur in a coordinated manner and orderly sequence. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services. | DTS/DPF 2.2<br>None are applicable. |
| Community Facilities | |
| PO 3.1<br>Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or co-located with complementary uses to reinforce their role as a focal point for community. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Community facilities are located and designed to maximise accessibility by public transport, walking and cycling. | DTS/DPF 3.2<br>None are applicable. |
| Open Space | |
| PO 4.1<br>The size and distribution of open space encourages recreation and healthy lifestyles. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art. | DTS/DPF 4.2<br>None are applicable. |
| Building Height | |
| PO 5.1<br>Buildings establish a low-medium rise residential character with development above 3 building levels located close to activity centres, open space and/or public transport. | DTS/DPF 5.1<br>Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:<br>(a) a maximum building height of 3 building levels or 12m<br>and<br>(b) a maximum wall height of 10m (except where a gable end). |
| Primary Street Setback | |
| PO 6.1<br>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space. | DTS/DPF 6.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br>**Development Context** / **Minimum setback**<br>Where a building envelope plan exists. / Consistent with the building envelope plan.<br>Where the allotment adjoins a public reserve greater than 2000m$^2$ (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment. / 1.5m<br>In all other cases. / 3m<br>For the purposes of **DTS/DPF 6.1:** |

| | |
|---|---|
| | (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 7.1<br>Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | DTS/DPF 7.1<br>Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage. |
| Boundary Walls | |
| PO 8.1<br>Boundary walls are limited in height and length to manage impacts on adjoining properties. | DTS/DPF 8.1<br>Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):<br>(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height<br>or<br>(b) do not:<br>(i) exceed 3m in wall height<br>(ii) exceed 11.5m in length<br>(iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| Side Boundary Setback | |
| PO 9.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the emerging character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 9.1<br>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | |
| PO 10.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the emerging character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 10.1<br>Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:<br>(a) 3m for the first building level or 0m where the rear boundary adjoins a laneway<br>(b) 5m for any second building level or 0m where the rear boundary adjoins a laneway<br>(c) 5m plus any increase in wall height over 7m for buildings three building levels and above. |
| Site Dimensions and Land Division | |
| PO 11.1<br>Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices. | DTS/DFP 11.1<br>None are applicable. |
| PO 11.2<br>Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants. | DTS/DPF 11.2<br>None are applicable |
| PO 11.3<br>Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan. | DTS/DPF 11.3<br>Development will not result in more than 1 dwelling on an existing allotment. |
| Land Division Pattern | |
| PO 12.1<br>Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets. | DTS/DPF 12.1<br>None are applicable. |
| Tree Canopy | |
| PO 13.1<br>Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood. | DTS/DPF 13.1<br>None are applicable. |

Concept Plans

PO 14.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres.

DTS/DPF 14.1

The site of the development is wholly located outside any relevant Concept Plan boundary.
The following Concept Plans are relevant:

| Description |
|---|
| Concept Plan 3 - Mount Barker and Littlehampton |
| Concept Plan 10 - Blakeview |
| Concept Plan 11 - Munno Para |
| Concept Plan 13 - Suburban Activity Centre - Buckland Park |
| Concept Plan 14 - Buckland Park |
| Concept Plan 15 - Munno Para West |
| Concept Plan 17 - Angle Vale |
| Concept Plan 18 - Playford North |
| Concept Plan 19 - Playford North Infrastructure |
| Concept Plan 20 - Munno Para Downs |
| Concept Plan 21 - Virginia |
| Concept Plan 16 - Angle Vale Infrastructure |
| Concept Plan 12 - Urban Growth Area - Andrews Farm / Penfield |
| Concept Plan 50 - Roseworthy Town Expansion |
| Concept Plan 7 - Munno Para Station |
| Concept Plan 8 - Andrews Farm / Penfield |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| Concept Plan 80 - Murray Bridge |
| Concept Plan 108 - Waitpinga Road, Encounter Bay |
| Concept Plan 106 - Hindmarsh Valley |
| Concept Plan 105 - Seaford Heights |
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Concept Plan 100 - Gawler East |
| Concept Plan 118 - Northgate |
| Concept Plan 119 - Seacliff Park and Marino |
| Concept Plan 120 - Aldinga |
| Concept Plan 123 - Croydon Park |
| Concept Plan 124 - Hackham |
| Concept Plan 155 - Elizabeth South Residential |

In relation to DTS/DPF 14.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.

Advertising and display homes

PO 15.1

Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.

DTS/DPF 15.1

Advertisements:

(a) are of a temporary nature and will be removed within 2 years from the date of installation

(b) promote the sale of land or buildings within the zone.

PO 15.2

Display homes provide sufficient car parking.

DTS/DPF 15.2

None are applicable.

Earthworks and sloping land

PO 16.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

DTS/DPF 16.1

Earthworks associated with development are consistent with a building envelope plan, or do not involve:

(a) excavation exceeding a vertical height of 1.5m

(b) filling exceeding a vertical height of 1.5m

(c) a total combined excavation and filling vertical height of 3m or more.

Ancillary Structures and Buildings

PO 17.1

Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS/DPF 17.1

Ancillary buildings and structures:

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m2

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| | (c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour |
| PO 17.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 17.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 17.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 17.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size: ≤500m² — Floor area: 60m²<br>Allotment size: >500m² — Floor area: 80m²<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Private Open Space | |
| PO 18.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 18.1<br>Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space. |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>11. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access |

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| | (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve the clearance of native vegetation. |
| Detached dwelling<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Development will not result in more than 1 dwelling on:<br>(a) an existing allotment<br>or<br>(b) an allotment granted development authorisation under the *Planning, Development and Infrastructure Act 2016*<br>2. A building envelope plan has been approved in relation to the relevant site/allotment.<br>3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.<br>4. A dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<br>(a) a maximum building height of 3 building levels or 12m<br>(b) a wall height of 10m (except where a gable end).<br>5. Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room<br>and<br>(b) has an aggregate window area of at least 2m² facing the primary street.<br>6. Upper level windows facing side or rear boundaries shared with another residential allotment/site:<br>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>and/or<br>(c) incorporate screening to a height of 1.5m above finished floor level.<br>7. If the dwelling exceeds 1 building level, any balconies satisfy one of the following:<br>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace<br>or<br>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>(i) 1.5m above finished floor level there the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>or<br>(ii) 1.7m above finished floor level in all other cases.<br>8. Private open space is consistent with the minimum area of private open space nominated on a building envelope plan, or is provided in accordance with the following:<br>(a) Total private open space area:<br>(i) Site area <301m2: 24m2 located behind the building line.<br>(ii) Site area ≥301m2: 60m2 located behind the building line.<br>(b) Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m<br>9. Dwellings provide car parking spaces on-site at a rate no less than:<br>(a) 1 bedroom dwelling - 1 space per dwelling.<br>(b) 2 or more bedroom dwelling - 2 spaces per dwelling, 1 of which is covered<br>10. Vehicle access to car parking spaces is located consistent with that shown on the relevant building envelope plan, or is located:<br>(a) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner;<br>(b) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner;<br>(c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing<br>(d) so that access is not obtained from, and is located at least 25m from the tangent point of any State Maintained Road.<br>11. Driveways are designed and sited so that:<br>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average<br>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.<br>12. Development does not involve:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>or |

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| | (c) a total combined excavation and filling vertical height of 2m or more.<br>13. One of the following is satisfied:<br>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>or<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.<br>14. A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development.<br>15. Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development.<br>16. Where the Native Vegetation Overlay or State Significant Native Vegetation Overlay applies in relation to the relevant site/allotment, the application is accompanied by:<br>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the *Native Vegetation Act 1991*, including any clearance that may occur:<br>(i) in connection with a relevant access point and / or driveway<br>(ii) within 20m of a dwelling for fire prevention and control<br>(iii) within 50m of residential accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area<br>(b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels).<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; |

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| | (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Retaining wall<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Retains a difference in ground levels not exceeding 1.5 m (measured from the lower of the 2 adjoining finished ground levels)<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |

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| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed $40m^2$.<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding $15m^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than $1000m^2$ |

| | |
|---|---|
| | (b) shop that is a restaurant<br>(c) shop located in an Activity Centre. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone:<br>(a) ancillary accommodation<br>(b) child care facility<br>(c) community facility<br>(d) display home<br>(e) dwelling<br>(f) dwelling addition<br>(g) educational facility<br>(h) indoor recreation facility<br>(i) residential flat building<br>(j) retirement facility<br>(k) supported accommodation. | Except development that:<br>1. does not satisfy Master Planned Neighbourhood Zone DTS/DPF 5.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone:<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy any of the following:<br>(a) Master Planned Neighbourhood Zone DTS/DPF 1.4<br>(b) Master Planned Neighbourhood Zone DTS/DPF 5.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Advertisement where **not** located in an activity centre within the Emerging Activity Centre Subzone. | Except advertisement that does not satisfy Master Planned Neighbourhood Zone DTS / DPF 15.1. |
| 6. Any development involving any of the following (or of any combination of any of the following) where located in an activity centre within the Emerging Activity Centre Subzone:<br>(a) advertisement<br>(b) ancillary accommodation | Except development that exceeds the maximum building height specified in Emerging Activity Centre Subzone DTS/DPF 2.1 or does not satisfy any of the following:<br>1. Emerging Activity Centre Subzone DTS/DPF 2.2<br>2. Emerging Activity Centre Subzone DTS/DPF 2.3. |

| | |
|---|---|
| (c) child care facility<br>(d) cinema<br>(e) community facility<br>(f) consulting room<br>(g) display home<br>(h) dwelling located above a non-residential building level<br>(i) educational facility<br>(j) emergency services establishment<br>(k) health facility<br>(l) hotel<br>(m) indoor recreation facility<br>(n) library<br>(o) office<br>(p) place of worship<br>(q) public transport terminal<br>(r) retail fuel outlet<br>(s) service trade premises<br>(t) shop<br>(u) tourist accommodation. | |
| 7. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### Emerging Activity Centre Subzone

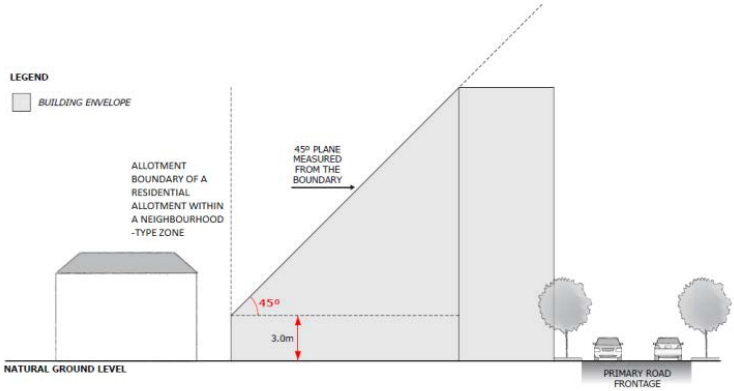
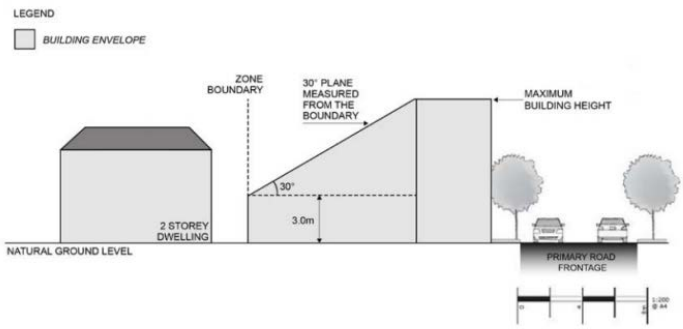
Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level. | DTS/DPF 1.1<br>Development comprises one or more of the following where located in an Activity Centre:<br>(a) Child care facility<br>(b) Cinema<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling located above non-residential development<br>(f) Educational facility<br>(g) Emergency services facility<br>(h) Hospital<br>(i) Hotel<br>(j) Indoor recreation facility<br>(k) Library<br>(l) Office<br>(m) Place of worship<br>(n) Public transport terminal<br>(o) Retail fuel outlet<br>(p) Service trade premises<br>(q) Shop<br>(r) Tourist accommodation.<br>And in any other case, one or more of the following land uses:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Display home<br>(f) Dwelling<br>(g) Educational facility<br>(h) Indoor recreation facility<br>(i) Office<br>(j) Recreation area<br>(k) Residential flat building<br>(l) Retirement facility<br>(m) Shop<br>(n) Supported accommodation. |
| PO 1.2<br>Land division design designates land for activity centres that is:<br>(a) distributed to maximise convenient access to shopping and services<br>(b) of sufficient size to cater for the anticipated catchment and future population. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Land division design ensures activity centres are established in locations that improve accessibility and exposure such as:<br>(a) at an intersection of higher order roads and main movement routes<br>(b) locations that have the highest residential density and pedestrian catchment<br>or<br>(c) adjacent high frequency public transport. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Within Activity Centres, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities. | DTS/DPF 1.5<br>Within Activity Centres, dwellings are developed only in conjunction with non-residential uses and sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level<br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.6<br>Activity Centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood. | DTS/DPF 1.6<br>None are applicable. |

| Built Form and Character | |
|---|---|
| PO 2.1<br>A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development. | DTS/DPF 2.1<br>Buildings within Activity Centres not exceeding the following maximum building heights:<br>(a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m<br>(b) in all other cases 6 building levels or 22m. |
| PO 2.2<br>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone | DTS/DPF 2.2<br>Buildings within Activity Centres constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):<br> |
| PO 2.3<br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 2.3<br>Buildings within Activity Centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:<br> |
| Advertising | |
| PO 3.1<br>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality. | DTS/DPF 3.2<br>Freestanding advertisements:<br>(a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 6m$^2$ per side |

## Hills Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | A coordinated development pattern, high quality public realm and living environment that complements the site's natural features and slope of the land. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Site Dimensions and Land Division | |
| PO 1.1<br>A land division pattern that sensitively integrates existing site features including undulating topography, watercourses, vegetation and attractive vistas. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the natural topography, with:<br>(a) low density development on sloping land (with a gradient exceeding 1-in-8); and<br>(b) medium density development on low sloping land (with a gradient less than 1-in-8) and where it can be demonstrated that impacts on neighbouring land can be effectively managed. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Street layouts complement natural features such as ridgelines, hilltops, waterways and valleys. | DTS/DPF 1.3<br>None are applicable. |
| Site Coverage | |
| PO 2.1<br>On sloping land (with a gradient exceeding 1-in-8) space is provided around buildings to accommodate site works and retaining walls in a manner that limits visual impact on adjoining properties, provides an attractive outlook and access to light and ventilation. | DTS/DPF 2.1<br>Site coverage consistent with a building envelope plan, or:<br>(a) does not result in site coverage exceeding 50% on sites with a gradient more than 1-in-8<br>or<br>(b) on sites with a gradient of less than 1-in-8, there is no maximum site coverage and DTS/DPF 2.1 is met. |
| Built Form and Character | |
| PO 3.1<br>Development that is prominently visible from the Adelaide plains or urban areas:<br>(a) achieves a profile that blends with the topography of the land<br>(b) incorporates existing vegetation wherever possible and additional landscaping to assist in screening retaining walls, excavated or filled batter slopes and the apparent bulk and scale of buildings. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development provides a complementary transition to any adjacent natural and rural landscapes by providing low density housing incorporating existing vegetation wherever possible to mitigate the visible extent of buildings, earthworks and retaining walls. | DTS/DPF 3.2<br>None are applicable. |
| Side Boundary Setback | |
| PO 4.1<br>Buildings are set back from side boundaries to:<br>(a) provide separation between dwellings in a way that complements the emerging character of the locality<br>(b) provide access to natural light and ventilation for neighbours<br>(c) minimise height and bulk relative to adjoining dwellings by setting back the upper level a greater distance from side boundaries than the lower level<br>(d) provide greater separation from side boundaries on steeper sites to reduce the extent of retaining and earthworks on boundaries. | DTS/DPF 4.1<br>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:<br>(a) on sites with a site gradient greater than 1-in-8:<br>(i) at least 1900mm<br>(ii) for a wall that is south facing and the wall height exceeds 3m - at least 1900mm from the boundary of the site plus 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(b) on sites with a site gradient less than 1-in-8:<br>(i) where the wall height does not exceed 3m - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(iii) for a wall that is south facing and the wall height exceeds 3m - at least 1900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Earthworks and Retaining | |
| PO 5.1<br>Buildings sited and designed to integrate with the natural topography of the land using measures such as split-level building construction and other approaches that minimise the extent of cut and fill. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Vegetation is used to screen buildings and excavation or filling from view. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Retaining walls are a stepped series of low walls constructed of dark, natural-coloured materials and screened by landscaping. | DTS/DPF 5.3<br>Retaining walls:<br>(a) do not retain more than 1.5m in height |

| | |
|---|---|
| | or<br>(b) where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm. |

## Master Planned Renewal Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. Employment and community services will improve access to jobs, goods and services without compromising residential amenity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Residential development and supporting uses in emerging urban communities contribute to creating a convenient urban environment for residents. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Display home<br>(f) Dwelling<br>(g) Educational facility<br>(h) Office<br>(i) Recreation area<br>(j) Residential flat building<br>(k) Retirement facility<br>(l) Shop<br>(m) Student accommodation<br>(n) Supported accommodation. |
| PO 1.2<br>Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services. | DTS/DPF 1.2<br>Medium and high density residential development located where any one of the following is satisfied:<br>(a) within 200m of an activity centre<br>(b) within 200m of a public transport stop<br>(c) adjoining public open space greater than 2000m$^2$ (including where the site would adjoin if not separated by a public road). |
| PO 1.3<br>Non-residential uses are of a scale to support the anticipated future growth of the surrounding neighbourhood. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.4<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) does not exceed 250m$^2$ in gross leasable floor area (individually or combined, in a single building). |
| PO 1.5<br>Non-residential development located and designed to improve community accessibility to services primarily in the form of:<br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities | DTS/DPF 1.5<br>None are applicable. |

| | |
|---|---|
| (d) open space and recreation facilities. | |
| PO 1.6<br>Community services such as schools, community centres, recreation centres and public open space are co-located with complementary uses to reinforce their role as a community focal point. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Community services are located and designed to maximise accessibility by public transport, walking and cycling. | DTS/DPF 1.7<br>None are applicable |
| Coordinated and Orderly Development | |
| PO 2.1<br>Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services. | DTS/DPF 2.2<br>None are applicable. |
| Site Dimensions and Land Division | |
| PO 3.1<br>Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices, dwellings that are functional and provide a high standard of residential amenity for occupants. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan. | DTS/DPF 3.4<br>Development will not result in more than 1 dwelling on an existing allotment. |
| Open Space | |
| PO 4.1<br>The size and distribution of open space encourages recreation and healthy lifestyles. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art. | DTS/DPF 4.2<br>None are applicable. |
| Building Height | |
| PO 5.1<br>Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development. | DTS/DPF 5.1<br>Building height (excluding garages, carports and outbuildings) does not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:<br>(a) 4 building levels and 15m where the site:<br>(i) is at least 1200m$^2$<br>(ii) has a frontage of at least 35m<br>or<br>(b) 3 building levels and 12m in all other circumstances. |
| PO 5.2<br>The effects of building mass on residential allotments in a different neighbourhood-type zone mitigated through articulation of building elevations. | DTS/DPF 5.2<br>None are applicable. |
| Primary Street Setback | |
| PO 6.1<br>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space. | DTS/DPF 6.1<br>Buildings setback from the primary street boundary in accordance with the following table: |

| Development Context | Minimum setback |
|---|---|
| Where a building envelope plan exists. | Consistent with the building envelope plan. |
| Where the allotment adjoins a public reserve greater than 2000m$^2$ (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment. | 1.5m |
| In all other cases. | 3m. |

For the purposes of **DTS/DPF 6.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

| | |
|---|---|
| | (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 7.1<br>Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | DTS/DPF 7.1<br>Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage. |
| Boundary Walls | |
| PO 8.1<br>Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 8.1<br>Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):<br>(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height<br>or<br>(b) do not exceed:<br>(i) 3m in wall height<br>and<br>(ii) 11.5m in length<br>and<br>(iii) with respect to all boundary walls on the same boundary, 45% of the total length of the boundary. |
| PO 8.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings. | DTS/DPF 8.2<br>Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. |
| Side Boundary Setback | |
| PO 9.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 9.1<br>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | |
| PO 10.1<br>Buildings are setback from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 10.1<br>Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:<br>(a) 5m or more where the subject land directly abuts an allotment of a different zone<br>or<br>(b) 0m where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land<br>or<br>(c) 3m for the first building level or 0m where the rear boundary adjoins a laneway<br>and<br>(d) 5m for any second building level or 0m where the rear boundary adjoins a laneway<br>and<br>(e) 5m plus any increase in wall height over 7m for buildings three building levels and above. |
| Private Open Space | |
| PO 11.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 11.1<br>Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 11.2<br>Master planned development providing a minimum 15% affordable housing provides coordinated private open space which is sized and located to meet the needs of occupants and promote liveability between neighbours. | DTS/DPF 11.2<br>Private open space within a master planned development providing a minimum 15% affordable housing is provided at a minimum rate of:<br>(a) for dwellings at ground level (including dwellings of two or more storeys), $10m^2$ with a minimum dimension of 2m<br>(b) for dwellings above ground, $8m^2$ with a minimum dimension of 2m. |
| Concept Plans | |
| PO 12.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres. | DTS/DPF 12.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant:<br>In relation to DTS/DPF 12.1, in instances where: |

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| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 12.1 is met. |
| Advertising and Display Homes | |
| PO 13.1<br>Advertising is limited to temporary displays to promote the sale of land and buildings within the zone. | DTS/DPF 13.1<br>Advertising is limited to:<br>(a) temporary displays to promote the sale of land and buildings within the zone<br>(b) one display per road frontage<br>and<br>(c) an advertising display area no greater than 6m x 3m. |
| PO 13.2<br>Display homes provide sufficient car parking. | DTS/DPF 13.2<br>Display homes provide sufficient car parking at a rate of:<br>(a) 5.5 carparks per display home for up to five display homes<br>(b) 2.5 additional carparks per additional display home. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent. |

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| | 9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>11. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>12. Does not involve the clearance of native vegetation. |
| Detached dwelling<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The authorised plan of division for the subject land nominates a minimum 15 percent of allotments for the purposes of affordable housing.<br>2. A building envelope plan has been approved in relation to the relevant site/allotment.<br>3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.<br>4. The dwelling provides 1 on-site car park, with the following dimensions:<br>(a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions:<br>(i) single parking spaces:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 3.0 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(ii) double parking spaces (side by side)<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 5.5 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(iii) where uncovered, spaces have:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 2.4 metres; and<br>C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres<br>5. The dwelling provides private open space at a rate no less than:<br>(a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or<br>(b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres<br>6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<br>(a) a maximum building height of 3 building levels or 12 metres; and<br>(b) a wall height of 10 metres (except where a gable end)<br>7. Where the dwelling has a frontage to a public street, it:<br>(a) includes at least one window facing the primary street from a habitable room; and<br>(b) has an aggregate window area of at least 2 square metres facing the primary street<br>8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which:<br>(a) are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 200 millimetres; or<br>(b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or<br>(c) incorporate screening to a height of 1.5 metres above finished floor level<br>9. All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the boundary;<br>10. The dwelling provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located:<br>(a) 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner; and |

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| | (b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and<br>(c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and<br>(d) so that access is not obtained from, and is located at least 25 metres from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay<br>11. Driveways are designed and sited so that:<br>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no steeper than 1:4 on average; or<br>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary<br>12. The development does not involve:<br>(a) excavation exceeding a vertical height of 1metre; or<br>(b) filling exceeding a vertical height of 1metre; or<br>(c) a total combined excavation and filling vertical height of 2 metres or more<br>13. The development satisfies one of the following:<br>(a) a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.<br>14. The development is connected, or will be connected, to:<br>(a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or<br>(b) an approved common waste water disposal service with the capacity to meet the requirements of the development. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1.5 metres (measured from the lower of the 2 adjoining finished ground levels).<br>2. The total combined height of the fence and retaining wall structure is less than 3.3 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>11. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average |

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| | (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>12. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>14. Does not involve the clearance of native vegetation.<br>15. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None. |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Retaining wall<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Retains a difference in ground levels not exceeding 1.5 m (measured from the lower of the 2 adjoining finished ground levels)<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Row dwelling<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The authorised plan of division for the subject land nominates a minimum 15 percent of allotments for the purposes of affordable housing.<br>2. A building envelope plan has been approved in relation to the relevant site/allotment.<br>3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.<br>4. The dwelling provides 1 on-site car park, with the following dimensions:<br>(a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions:<br>(i) single parking spaces:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 3.0 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(ii) double parking spaces (side by side)<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 5.5 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(iii) where uncovered, spaces have:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 2.4 metres; and<br>C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres<br>5. The dwelling provides private open space at a rate no less than:<br>(a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or<br>(b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres<br>6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<br>(a) a maximum building height of 3 building levels or 12 metres; and<br>(b) a wall height of 10 metres (except where a gable end)<br>7. Where the dwelling has a frontage to a public street, it:<br>(a) includes at least one window facing the primary street from a habitable room; and<br>(b) has an aggregate window area of at least 2 square metres facing the primary street<br>8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: |

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| | (a) are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 200 millimetres; or<br>(b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or<br>(c) incorporate screening to a height of 1.5 metres above finished floor level<br>9. All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the boundary;<br>10. The dwelling provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located:<br>(a) 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner; and<br>(b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and<br>(c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and<br>(d) so that access is not obtained from, and is located at least 25 metres from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay<br>11. Driveways are designed and sited so that:<br>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no steeper than 1:4 on average; or<br>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary<br>12. The development does not involve:<br>(a) excavation exceeding a vertical height of 1metre; or<br>(b) filling exceeding a vertical height of 1metre; or<br>(c) a total combined excavation and filling vertical height of 2 metres or more<br>13. The development satisfies one of the following:<br>(a) a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.<br>14. The development is connected, or will be connected, to:<br>(a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or<br>(b) an approved common waste water disposal service with the capacity to meet the requirements of the development. |
| Semi-detached dwelling<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The authorised plan of division for the subject land nominates a minimum 15 percent of allotments for the purposes of affordable housing.<br>2. A building envelope plan has been approved in relation to the relevant site/allotment.<br>3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.<br>4. The dwelling provides 1 on-site car park, with the following dimensions:<br>(a) where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions:<br>(i) single parking spaces:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 3.0 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(ii) double parking spaces (side by side)<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 5.5 metres; and<br>C. a minimum garage door width of 2.4 metres<br>(iii) where uncovered, spaces have:<br>A. a minimum length of 5.4 metres; and<br>B. a minimum width of 2.4 metres; and<br>C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres<br>5. The dwelling provides private open space at a rate no less than:<br>(a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or<br>(b) for dwellings above ground, 8 square metres with a minimum dimension of 2 metres<br>6. The dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<br>(a) a maximum building height of 3 building levels or 12 metres; and<br>(b) a wall height of 10 metres (except where a gable end)<br>7. Where the dwelling has a frontage to a public street, it:<br>(a) includes at least one window facing the primary street from a habitable room; and<br>(b) has an aggregate window area of at least 2 square metres facing the primary street |

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| | 8. The dwelling provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which:<br>(a) are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 200 millimetres; or<br>(b) have sill heights greater than or equal to 1.5 metres above finished floor level; and/or<br>(c) incorporate screening to a height of 1.5 metres above finished floor level<br>9. All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the boundary;<br>10. The dwelling provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located:<br>(a) 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner; and<br>(b) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and<br>(c) 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and<br>(d) so that access is not obtained from, and is located at least 25 metres from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay<br>11. Driveways are designed and sited so that:<br>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no steeper than 1:4 on average; or<br>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary<br>12. The development does not involve:<br>(a) excavation exceeding a vertical height of 1metre; or<br>(b) filling exceeding a vertical height of 1metre; or<br>(c) a total combined excavation and filling vertical height of 2 metres or more<br>13. The development satisfies one of the following:<br>(a) a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996; or<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.<br>14. The development is connected, or will be connected, to:<br>(a) a reticulated water scheme or mains water supply with capacity to meet the requirements of the development; or<br>(b) an approved common waste water disposal service with the capacity to meet the requirements of the development. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |

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| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Allotment boundary setback - not less than 1m.<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Shop with a gross leasable floor area less than 1000m$^2$. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) child care facility<br>(c) community facility<br>(d) display home<br>(e) dwelling<br>(f) dwelling addition<br>(g) educational facility<br>(h) indoor recreation facility<br>(i) residential flat building<br>(j) retirement facility<br>(k) supported accommodation. | Except development that:<br>1. does not satisfy Master Planned Renewal Zone DTS/DPF 5.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy any of the following:<br>(a) Master Planned Renewal Zone DTS/DPF 1.4<br>(b) Master Planned Renewal Zone DTS/DPF 5.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.0m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Advertisement | Except advertisement that does not satisfy Master Planned Renewal Zone DTS / DPF 13.1. |
| 6. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding | None specified. |

| | |
|---|---|
| (h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Master Planned Township Zone

### Assessment Provision (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space. |
| DO2 | Development complementary to existing township settlement patterns, adjacent rural landscapes and natural features. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Diverse housing choices with compatible recreational, community services and other activities to support a growing community and create a pleasant place to live that complements the established township development pattern. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Display home<br>(f) Dwelling<br>(g) Educational facility<br>(h) Indoor recreation facility<br>(i) Office<br>(j) Recreation area<br>(k) Residential flat building<br>(l) Retirement facility<br>(m) Shop<br>(n) Supported accommodation. |
| PO 1.2<br>Land division results in a low density neighbourhood that contains a diverse range of housing types and allotment sizes. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services. | DTS/DPF 1.3<br>None are applicable. |

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| PO 1.4<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.4<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. |
| Coordinated and Orderly Development | |
| PO 2.1<br>Land division and infrastructure occur in a coordinated manner and orderly sequence. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development and infrastructure are staged and provided in a manner that supports the orderly expansion of existing townships and the economic provision of infrastructure and services. | DTS/DPF 2.2<br>None are applicable. |
| Community Facilties | |
| PO 3.1<br>Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or with complementary uses to reinforce their role as a focal point for community. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Community facilities are located and designed to maximise accessibility by public and/or community transport, walking and cycling. | DTS/DPF 3.2<br>None are applicable. |
| Open Space | |
| PO 4.1<br>The size and distribution of open space encourages recreation and healthy lifestyles. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art. | DTS/DPF 4.2<br>None are applicable. |
| Building Height | |
| PO 5.1<br>Buildings generally establish a low rise residential character, with medium rise development appropriate where complementing the scale of the existing township and where a located adjacent activity centres, open space and/or public transport. | DTS/DPF 5.1<br>Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:<br>(a) a maximum building height of 2 building levels or 9m<br>and<br>(b) a maximum wall height of 6m (except where a gable end). |
| Primary Street Setback | |
| PO 6.1<br>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space. | DTS/DPF 6.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br>**Development Context** / **Minimum setback**<br>Where a building envelope plan exists. / Consistent with the building envelope plan.<br>Where the allotment adjoins a public reserve greater than 2000m² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment. / 1.5m<br>In all other cases. / 5m<br>For the purposes of **DTS/DPF 6.1:**<br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 7.1 | DTS/DPF 7.1 |

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| Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage. |
| Boundary Walls | |
| PO 8.1<br>Boundary walls are limited in height and length to manage impacts on adjoining properties. | DTS/DPF 8.1<br>Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):<br>(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height<br>or<br>(b) do not:<br>(i) exceed 3.0m in wall height<br>(ii) exceed 11.5m in length<br>(iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| Side Boundary Setback | |
| PO 9.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the emerging character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 9.1<br>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | |
| PO 10.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the emerging character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 10.1<br>Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:<br>(a) 3m for the first building level or 0m where the rear boundary adjoins a laneway<br>(b) 5m for any second building level or 0m where the rear boundary adjoins a laneway<br>(c) 5m plus any increase in wall height over 7m for buildings three building levels and above. |
| Site Dimensions and Land Division | |
| PO 11.1<br>Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices. | DTS/DPF 11.1<br>None are applicable |
| PO 11.2<br>Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants. | DTS/DPF 11.2<br>Allotments not connected to mains sewer or an approved common waste water disposal service accord with the following:<br>(a) site areas are not less 1200m2<br>(b) site frontages are not less than 20m. |
| PO 11.3<br>Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan. | DTS/DPF 11.3<br>Development will not result in more than 1 dwelling on an existing allotment. |
| Land Division Pattern | |
| PO 12.1<br>Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets. | DTS/DPF 12.1<br>None are applicable |
| PO 12.2<br>Development provides an appropriate transition with the existing township and the interface with rural land. | DTS/DPF 12.2<br>None are applicable. |
| Tree Canopy | |
| PO 13.1<br>Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood. | DTS/DPF 13.1<br>None are applicable. |
| Concept Plans | |
| PO 14.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres. | DTS/DPF 14.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 14 - Buckland Park |

| | Description |
|---|---|
| | Concept Plan 17 - Angle Vale |
| | Concept Plan 18 - Playford North |
| | Concept Plan 19 - Playford North Infrastructure |
| | Concept Plan 21 - Virginia |
| | Concept Plan 22 - Virginia Infrastructure |
| | Concept Plan 16 - Angle Vale Infrastructure |
| | Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| | Concept Plan 99 - Two Wells |
| | Concept Plan 104 - Aldinga Beach |
| | Concept Plan 131 - Middleton |

In relation to DTS/DPF 14.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.

| Advertising and Display Homes | |
|---|---|
| PO 15.1<br>Advertising is limited to temporary displays to promote the sale of land and buildings within the zone. | DTS/DPF 15.1<br>Advertisements:<br>(a) are of a temporary nature and will be removed within 2 years from the date of installation<br>(b) promote the sale of land or buildings within the zone. |
| PO 15.2<br>Display homes provide sufficient car parking. | DTS/DPF 15.2<br>None are applicable. |
| **Earthworks and Sloping Land** | |
| PO 16.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 16.1<br>Earthworks associated with development are consistent with a building envelope plan, or do not involve:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| **Ancillary Structures and Buildings** | |
| PO 17.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 17.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level |

| | |
|---|---|
| | (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| PO 17.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 17.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 17.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 17.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size: ≤500m$^2$ — Floor area: 60m$^2$<br>Allotment size: >500m$^2$ — Floor area: 80m$^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Private Open Space | |
| PO 18.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 18.1<br>Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment |

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| | 2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Carport<br>Except where any of the following apply:<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. Door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the<br>11. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve the clearance of native vegetation |
| Detached dwelling<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Development will not result in more than 1 dwelling on:<br>(a) an existing allotment<br>or<br>(b) an allotment granted development authorisation under the Planning, Development and Infrastructure Act 2016<br>2. A building envelope plan has been approved in relation to the relevant site/allotment.<br>3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.<br>4. A dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<br>(a) a maximum building height of 2 building levels or 9m<br>(b) a wall height of 7m (except where a gable end).<br>5. Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room and<br>(b) has an aggregate window area of at least 2m$^2$ facing the primary street.<br>6. Upper level windows facing side or rear boundaries shared with another residential allotment/site:<br>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level and/or<br>(c) incorporate screening to a height of 1.5m above finished floor level.<br>7. If the dwelling exceeds 1 building level, any balconies satisfy one of the following:<br>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace<br>or |

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| | (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>(i) 1.5m above finished floor level there the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>or<br>(ii) 1.7m above finished floor level in all other cases.<br>8. Private open space is consistent with the minimum area of private open space nominated on a building envelope plan, or is provided in accordance with the following:<br>(a) Total private open space area:<br>(i) Site area <301m2: 24m2 located behind the building line.<br>(ii) Site area ≥301m2: 60m2 located behind the building line.<br>(b) Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m<br>9. Dwellings provide car parking spaces on-site at a rate no less than:<br>(a) 1 bedroom dwelling - 1 space per dwelling.<br>(b) 2 or more bedroom dwelling - 2 spaces per dwelling, 1 of which is covered.<br>10. Vehicle access to car parking spaces is located consistent with that shown on the relevant building envelope plan, or is located:<br>(a) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner;<br>(b) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner;<br>(c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing<br>(d) so that access is not obtained from, and is located at least 25m from the tangent point of any State Maintained Road.<br>11. Driveways are designed and sited so that:<br>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average<br>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.<br>12. Development does not involve:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>or<br>(c) a total combined excavation and filling vertical height of 2m or more.<br>13. One of the following is satisfied:<br>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>or<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.<br>14. A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development.<br>15. Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development.<br>16. Where the Native Vegetation Overlay or State Significant Native Vegetation Overlay applies in relation to the relevant site/allotment, the application is accompanied by:<br>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:<br>(b) in connection with a relevant access point and / or driveway<br>(c) within 20m of a dwelling for fire prevention and control<br>(d) within 50m of residential accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area<br>(e) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Fence and retaining wall structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• River Murray Tributaries Protection Area Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The retaining wall retains a difference in ground levels not exceeding 1 metre (measured from the lower of the 2 adjoining finished ground levels).<br>2. The total combined height of the fence and retaining wall structure is less than 2.8 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The structure is located behind the building line of the associated dwelling and any dwelling on adjoining land.<br>4. The structure is not located on a secondary street boundary.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

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| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None. |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

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| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or identified on an approved building envelope plan in relation to the relevant site/allotment.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Does not involve the clearance of native vegetation |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |

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| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
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| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant<br>(c) shop located in an Activity Centre. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Township Activity Centre Subzone:<br>(a) ancillary accommodation | Except development that:<br>1. does not satisfy Master Planned Township Zone DTS/DPF 5.1<br>or |

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|---|---|
| (b) child care facility<br>(c) community facility<br>(d) display home<br>(e) dwelling<br>(f) dwelling addition<br>(g) educational facility<br>(h) indoor recreation facility<br>(i) residential flat building<br>(j) retirement facility<br>(k) supported accommodation. | 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where where in accordance with a building envelope plan or the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Township Activity Centre Subzone<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy any of the following:<br>(a) Master Planned Township Zone DTS/DPF 1.4<br>(b) Master Planned Township Zone DTS/DPF 5.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Advertisement where **not** located in an activity centre within the Emerging Township Activity Centre Subzone. | Except advertisement that does not satisfy Master Planned Township Zone DTS / DPF 15.1. |
| 6. Any development involving any of the following (or of any combination of any of the following) where located in an activity centre within the Emerging Township Activity Centre Subzone:<br>(a) advertisement<br>(b) ancillary accommodation<br>(c) child care facility<br>(d) cinema<br>(e) community facility<br>(f) consulting room<br>(g) display home<br>(h) dwelling located above a non-residential building level<br>(i) educational facility<br>(j) emergency services establishment<br>(k) health facility<br>(l) hotel<br>(m) indoor recreation facility<br>(n) library<br>(o) office<br>(p) place of worship<br>(q) public transport terminal<br>(r) retail fuel outlet<br>(s) service trade premises<br>(t) shop<br>(u) tourist accommodation. | Except development that exceeds the maximum building height specified in Emerging Township Activity Centre Subzone DTS/DPF 2.1 or does not satisfy any of the following:<br>1. Emerging Township Activity Centre Subzone DTS/DPF 2.2<br>2. Emerging Township Activity Centre Subzone DTS/DPF 2.3. |
| 7. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted) | None specified. |

| | |
|---|---|
| (o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Emerging Township Activity Centre Subzone

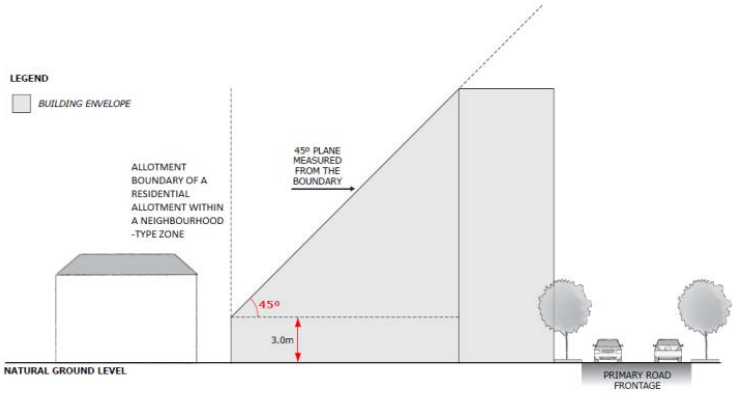
Assessment Provisions (AP)

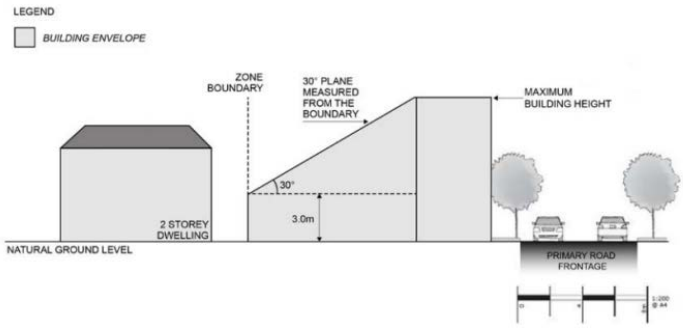
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level. | DTS/DPF 1.1<br>Development comprises one or more of the following where located in an Activity Centre:<br>(a) Child care facility<br>(b) Cinema<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling located above non-residential development<br>(f) Educational facility<br>(g) Emergency services facility<br>(h) Hospital<br>(i) Hotel<br>(j) Indoor recreation facility<br>(k) Library<br>(l) Office<br>(m) Place of worship<br>(n) Public transport terminal<br>(o) Retail fuel outlet<br>(p) Service trade premises<br>(q) Shop<br>(r) Tourist accommodation.<br>And in any other case, one or more of the following land uses:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Display home<br>(f) Dwelling<br>(g) Educational facility<br>(h) Indoor recreation facility<br>(i) Office<br>(j) Recreation area |

| | |
|---|---|
| | (k) Residential flat building<br>(l) Retirement facility<br>(m) Shop<br>(n) Supported accommodation. |
| PO 1.2<br>Land division design designates land for activity centres that is:<br>(a) distributed to maximise convenient access to shopping and services<br>(b) of sufficient size to cater for the anticipated catchment and future population. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Land division design ensures activity centres are established in locations that improve accessibility and exposure such as:<br>(a) at an intersection of higher order roads and main movement routes<br>(b) locations that have the highest residential density and pedestrian catchment<br>or<br>(c) adjacent high frequency public transport. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Within Activity Centres, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities. | DTS/DPF 1.5<br>Within Activity Centres, dwellings are developed only in conjunction with non-residential uses and sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level<br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.6<br>Activity Centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Activity Centres complement the role of established town centres and main streets within townships as the primary location for shopping, administrative, cultural, entertainment and community services. | DTS/DPF 1.7<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>A range of low rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development. | DTS/DPF 2.1<br>Buildings within Activity Centres not exceeding the following maximum building heights:<br>(a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 2 building levels or 9m<br>(b) in all other cases 3 building levels or 12m. |
| PO 2.2<br>Buildings in Activity Centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 2.2<br>Buildings within Activity Centres constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):<br> |
| PO 2.3 | DTS/DPF 2.3 |

| | |
|---|---|
| Buildings in Activity Centres mitigate overshadowing of residential development within a neighbourhood-type zone. | Buildings within Activity Centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:<br><br> |
| Advertising | |
| PO 3.1<br>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages. | DTS/DPF 3.1 |
| PO 3.2<br>Freestanding advertisements:<br>(a) are of a size that is commensurate with the scale of the centre and the street frontage<br>(b) avoid visual clutter<br>(c) positively respond to the context without dominating the locality. | DTS/DPF 3.2<br>None are applicable. |

## Motorsport Park Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development primarily for and associated with:<br>(a) state-of-the-art motorsport facilities including sealed and non-sealed racing circuits and strips, spectator facilities and services and accommodation for visitors, event participants, motoring enthusiasts and workers<br>(b) tourism, recreation, leisure, sports and cultural events and activities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Multi-discipline motorsport facilities; a complementary range of logistical, industry, motor vehicle service, recreation, leisure, sports, cultural, tourist and spectator facilities; and associated administrative and other business functions contributing to the zone as a destination for motorsport events, racing enthusiasts, event spectators and innovation in motorsports. | DTS/DPF 1.1<br>Development (other than where a referral is required under Part 9 - Referrals of the Planning and Design Code) comprises one or more of the following:<br>(a) Advertisement<br>(b) Amenities block including shower, toilet and laundry facilities<br>(c) Automotive collision repair<br>(d) Caravan and tourist park<br>(e) Driver Training facility<br>(f) Dwellings providing accommodation for non-permanent residents<br>(g) Function venue<br>(h) Indoor recreation facility<br>(i) Industry (except special industry)<br>(j) Motor repair station<br>(k) Motorsport tracks, racing circuits, drag strips, trackside refuelling, testing tracks and facilities, pits, workshops, control tower and ancillary facilities<br>(l) Office in association with another non-residential use<br>(m) Parking areas ancillary to and in association with motorsport circuits, strips and track facilities |

| | |
|---|---|
| | (n) Recreation and amusement areas, activities and facilities<br>(o) Retail fuel outlet<br>(p) Shop<br>(q) Special events, sporting events and festivals<br>(r) Tourist accommodation<br>(s) Workers' accommodation. |
| PO 1.2<br><br>Shops which enhance services and amenities at a scale that complements the role of shopping and business services in the nearby town of Tailem Bend. | DTS/DPF 1.2<br><br>Shop that meets any of the following:<br><br>(a) it has a gross leasable floor area not exceeding 500m$^2$<br>(b) it is a restaurant. |
| PO 1.3<br><br>Shops are integrated with a motorsport circuit, strip and track facilities or clustered with other business activities to aggregate services for the convenience of motorsport and tourism industry workers and motorsport spectators and enthusiasts, tourists and event spectators. | DTS/DPF 1.3<br><br>Shop that meets the following:<br><br>(a) it is located on the same allotment as a motorsport track, racing circuit or drag strip<br>(b) it is located on a site that is adjacent to an existing shop or another non-residential use with the same primary street frontage. |
| PO 1.4<br><br>Alterations or extensions to a motorsport circuits or strip do not unreasonably impact the amenity of existing dwellings on land in an adjacent zone. | DTS/DPF 1.4<br><br>Motorsport circuit or strip (including alterations and extensions) does not encroach closer to a relevant boundary of the zone or an existing dwelling in an adjacent zone than a 30-metre buffer surrounding any existing relevant circuit or strip. |
| PO 1.5<br><br>Workers' accommodation that is associated with and ancillary to motorsport tracks, racing circuits, drag strips, and tourist accommodation for the efficient management and maintenance of those activities and to support spectator events and festivals. | DTS/DPF 1.5<br><br>Workers' accommodation that is associated with motorsport tracks, racing circuits, drag strips or tourist accommodation. |
| PO 1.6<br><br>Dwellings that are associated with a non-residential use to provide accommodation of a temporary nature for event spectators and motorsport enthusiasts to manage potential adverse impacts from impact generating activities in the zone on residents and support the ongoing use of the zone for motorsport and other events. | DTS/DPF 1.6<br><br>Dwellings that meet the following:<br><br>(a) it is incorporated into a building that includes a vehicle garage, workshop or showroom<br>(b) it will not be a principal place of residence. |
| PO 1.7<br><br>Retail fuel outlets which do not hinder the movements of public roads and which do not have adverse impacts upon the environment. | DTS/DPF 1.7<br><br>A retail fuel outlet (including additions and alterations) that meets the following:<br><br>(a) utilises an existing access to a public road<br>(b) has received any required licences under the Environment Protection Act and are provided with the application. |
| PO 1.8<br><br>Commercial or industrial development with the potential to generate adverse emissions are grouped together to establish identifiable precincts to manage impacts on those parts of the zone used for visitor and non-permanent resident accommodation or events to enhance the amenity for motorsport enthusiasts and visitors. | DTS/DPF 1.8<br><br>Development comprising industry, motor repair station, automotive collision repair and the like are located:<br><br>(a) on an allotment, or within an area, identified in an approved plan of division as intended to be used for industry, motor repair station, automotive collision repair or the like<br>(b) adjacent to a site containing an existing industry, motor repair station, automotive collision repair or similar activity facing the same primary street<br>(c) is associated with and located on the same allotment as a motorsport track, racing circuits or drag strip. |
| Built Form and Character | |
| PO 2.1<br><br>Buildings and main activity areas are setback from zone boundaries to moderate the appearance of buildings within the predominant open landscape setting and accommodate provision for landscaping, or landscaping and mounding, to enhance the appearance of the zone when viewed from adjacent areas and public roads. | DTS/DPF 2.1<br><br>An area at least 3m wide is provided within the development site for landscaping along any boundary on the perimeter of the zone fronting a public road or thoroughfare, other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land. |
| PO 2.2<br><br>Spectator viewing structures are setback from zone boundaries and use finishes to moderate the appearance of structures to enhance the appearance of the zone when viewed from adjacent areas and public roads. | DTS/DPF 2.2<br><br>Spectator viewing structures:<br><br>(a) do not exceed 10m in height<br>(b) are setback at least 30m from the zone boundaries<br>(c) utilise non-reflective materials and finishes. |
| Land Division | |
| PO 3.1<br><br>Land division that supports the delivery and ongoing operation of motorsport tracks, racing circuits, drag strips and associated and ancillary activities, together with a complementary range of uses that contribute to innovation in motorsports and provides accommodation and facilities for racing enthusiasts, event spectators and visitors. | DTS/DPF 3.1<br><br>None are applicable |

| | |
|---|---|
| PO 3.2<br>Land division is designed to:<br>(a) minimise fire risk danger to occupants of buildings and firefighting personnel;<br>(b) minimise the potential risk of damage to buildings and other property during a bushfire; and<br>(c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire. | DTS/DPF 3.2<br>None are applicable |
| Advertisements | |
| PO 4.1<br>Freestanding advertisements providing information about motorsport facilities and / or events are of a suitable scale to clearly identify the main public entranceways to those motorsport facilities from major public roads. | DTS/DPF 4.1<br>Freestanding advertisements do not exceed 15m in height. |
| Road and vehicle parking areas | |
| PO 5.1<br>Roadways, internal driveways and vehicle parking areas (except overflow parking areas for events) are designed and surfaced to control dust emissions to reduce impacts on adjacent land uses. | DTS/DPF 5.1<br>Roadways and vehicle parking areas (except overflow parking areas for events) are sealed. |
| PO 5.2<br>Vehicle parking for events and festivals caters for the expected maximum number of visitors, is conveniently located and does not cause undue disruption for other land uses and activities in the locality. | DTS/DPF 5.2<br>None are applicable |
| Landscaping | |
| PO 6.1<br>Existing vegetation along external boundaries of the zone is retained to assist in screening buildings in the zone and maintain the amenity of the locality when viewed from public roads and adjacent land in another zone. | DTS/DPF 6.1<br>None are applicable. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 7.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Advertisement | 1. The development would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The development meets one of the following:<br>(a) no part of the advertisement and associated advertising hoarding, when installed, will be able to be seen by a person standing at ground level in a public street or thoroughfare adjacent to the boundary of the zone<br>(b) in any other case, the advertisement and any associated advertising hoarding:<br>(i) if it is attached to a building, it does not exceed the wall height of the associated building<br>(ii) if it is freestanding, it does not exceed 15m in height from natural ground level and is setback:<br>A. at least 10m from an arterial road<br>B. in any other case, at least 30m from the zone boundary<br>(iii) will display information limited to any of the following:<br>A. a lawful use of land within the zone<br>B. an event or festival that is to take place in the zone<br>C. community or road safety<br>4. If located on a site adjacent to a road on the perimeter of the zone, it is not illuminated and does not move or flash |

| | |
|---|---|
| | 5. It does not encroach on public land<br>6. It does not involve the clearance of native vegetation. |
| Air handling unit, air conditioning system or exhaust fan | 1. The item will be installed on or within an existing building<br>2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved) |
| Building alterations | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation |
| Carport | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The carport:<br>(a) is located so that vehicle access is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) does not involve altering a lawfully existing access point<br>4. Does not involve the clearance of native vegetation. |
| Dwelling addition | 1. The development would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Does not involve the clearance of native vegetation. |
| Museum | 1. The development would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The museum:<br>(a) is located so that vehicle access is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) does not involve altering a lawfully existing access point<br>4. Does not involve the clearance of native vegetation. |
| Outbuilding | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The garage:<br>(a) is located so that vehicle access is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) does not involve altering a lawfully existing access point<br>4. Does not involve the clearance of native vegetation |
| Partial demolition of a building or structure | None |
| Shade sail | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Does not involve the clearance of native vegetation |

| | |
|---|---|
| Solar photovoltaic panels (roof mounted) | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Does not involve the clearance of native vegetation<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature). |
| Verandah | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Does not involve the clearance of native vegetation. |
| Water tank (above ground) | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>5. Does not involve the clearance of native vegetation. |
| Water tank (underground) | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will

not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All classes of performance assessed development. | Except development involving any of the following:<br>1. airstrip<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building)<br>4. development within 30m of the boundaries of the Zone<br>5. helicopter landing facility<br>6. shop with a gross leasable floor area greater than 500m$^2$<br>7. wind farm. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) land division<br>(f) outbuilding<br>(g) pergola<br>(h) private bushfire shelter<br>(i) retaining wall<br>(j) shade sail<br>(k) solar photovoltaic panels (roof mounted)<br>(l) swimming pool or spa pool and associated swimming pool safety features<br>(m) verandah<br>(n) water tank. | None specified. |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1 | DTS/DPF 1.1 |

| | |
|---|---|
| Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. | Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Educational facility<br>(g) Office<br>(h) Outbuilding<br>(i) Recreation area<br>(j) Retirement facility<br>(k) Shop<br>(l) Supported accommodation. |
| PO 1.2<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. |
| PO 1.3<br>Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:<br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.5<br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:<br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant *Minimum Site Area Technical and Numeric Variation* and *Minimum Frontage Technical and Numeric Variation*, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use. | DTS/DPF 2.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Allotments/sites for residential purposes accord with the following:<br>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:<br>(i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm<br>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 240 sqm; group dwelling is 450 sqm; residential flat building is 230 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm; residential flat building is 370 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm |
| Minimum site area for a detached dwelling is 560 sqm |
| Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is 340 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 1,500 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 700 sqm; row dwelling is 700 sqm; group dwelling is 700 sqm; residential flat building is 700 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm |
| Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1,800 sqm |
| Minimum site area is 250 sqm |
| Minimum site area is 300 sqm |
| Minimum site area is 40 ha |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 600 sqm |
| Minimum site area is 700 sqm |
| Minimum site area is 750 sqm |
| Minimum site area is 800 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm |

(ii) site frontages are not less than:

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 7m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m |

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 20m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m |
| Minimum frontage for a detached dwelling is 17m |
| Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 25m; group dwelling is 25m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m |
| Minimum frontage is 12m |
| Minimum frontage is 15m |
| Minimum frontage is 20m |
| Minimum frontage is 22m |
| Minimum frontage is 30m |
| Minimum frontage is 9m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m |

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:

(i) site areas are not less than the greater of:

A. 1200m$^2$

B. the following:

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 240 sqm; group dwelling is 450 sqm; residential flat building is 230 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm; residential flat building is 370 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm |
| Minimum site area for a detached dwelling is 560 sqm |
| Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is 340 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 1,500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 700 sqm; row dwelling is 700 sqm; group dwelling is 700 sqm; residential flat building is 700 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm |
| Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1,800 sqm |
| Minimum site area is 250 sqm |
| Minimum site area is 300 sqm |
| Minimum site area is 40 ha |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 600 sqm |
| Minimum site area is 700 sqm |
| Minimum site area is 750 sqm |
| Minimum site area is 800 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm |

(ii) site frontages are not less than the greater of:

A. 20m

B. the following:

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m |

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 7m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 20m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m |
| Minimum frontage for a detached dwelling is 17m |
| Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 25m; group dwelling is 25m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m |
| Minimum frontage is 12m |
| Minimum frontage is 15m |
| Minimum frontage is 20m |
| Minimum frontage is 22m |
| Minimum frontage is 30m |
| Minimum frontage is 9m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m |

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

| | |
|---|---|
| | (d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy<br>(e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero. |
| PO 2.2<br>Development results in sites suitable for their intended purpose. | DTS/DPF 2.2<br>Where the site of a dwelling does not comprise an entire allotment:<br>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1<br>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:<br>(i) Private open space requirements specified in Design Table 1 - Private Open Space<br>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Site coverage | |
| PO 3.1<br>Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br>The development does not result in site coverage exceeding 60% of the site area. |
| Building Height | |
| PO 4.1<br>Building height is consistent with the maximum height expressed in any relevant *Building Height Technical and Numeric Variation,* or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings. | DTS/DPF 4.1<br>Building height (excluding garages, carports and outbuildings) is no greater than:<br>(a) the following:<br>**Maximum Building Height (Metres)**<br>Maximum building height is 4m<br>Maximum building height is 5m<br>Maximum building height is 6m<br>Maximum building height is 6.5m<br>Maximum building height is 7m<br>Maximum building height is 8m<br>Maximum building height is 8.2m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 10m<br>Maximum building height is 7.5m<br>Maximum building height is 15.1m AHD<br>Maximum building height is 8m restricted to 62m AHD<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br>In relation to DTS/DPF 4.1, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.<br>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| Primary Street Setback | |
| PO 5.1<br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 5.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building. |

| | |
|---|---|
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 5m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 5m |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.

Secondary Street Setback

| | |
|---|---|
| PO 6.1<br>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character. | DTS/DPF 6.1<br>Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage. |

Boundary Walls

| | |
|---|---|
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3.2m in wall height from the lower of the natural or finished ground level<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character. | DTS/DPF 7.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least 900mm. |

Side Boundary Setback

| | |
|---|---|
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Building walls are set back from the side boundary in accordance with the following:<br>(a) On sites greater than 800m$^2$:<br>(i) at least 1900mm<br>(ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.<br>(b) On sites 800m$^2$ or less:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |

Rear Boundary Setback

| | |
|---|---|
| PO 9.1<br>Buildings are set back from rear boundaries to provide: | DTS/DPF 9.1<br>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: |

| | |
|---|---|
| (a) separation between buildings in a way that complements the character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | (a) if the size of the site is less than 301m2—<br>(i) 3m in relation to the ground floor of the building<br>(ii) 5m in relation to any second building level of the building<br>(iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.<br>(b) if the size of the site is 301m2 or more—<br>(i) 4m in relation to the ground floor of the building<br>(ii) 6m in relation to any second building level of the building<br>(iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. |
| Ancillary Buildings and Structures | |
| PO 10.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 10.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the site<br>(b) have a floor area not exceeding:<br>(i) 60m$^2$ on sites less than 800m$^2$<br>(ii) 80m$^2$ on sites 800m$^2$ or more<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>(ii) within 5.5m from the boundary of the primary street<br>(iii) within 900mm of a boundary of the allotment with a secondary street<br>(d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 10.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 10.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number<br>(c) site coverage exceeding 60%. |
| PO 10.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 10.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size / Floor area<br>≤500m$^2$ / 60m$^2$<br>>500m$^2$ / 80m$^2$<br>(c) are not constructed, added to or altered so that any part is situated: |

| | |
|---|---|
| | (i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Concept Plans | |
| PO 11.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 11.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 73 - Port Vincent<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 2 - Hurling Drive, Mount Barker<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 71 - Hamley Bridge<br>Concept Plan 1 - Hawthorn Road South Mount Barker<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 76 - Infrastructure and Staging - Berri West<br>Concept Plan 72 - Wallaroo, Athena Drive<br>Concept Plan 99 - Two Wells<br>Concept Plan 98 - Mallala<br>Concept Plan 92 - Meadows<br>Concept Plan 91 - Nairne West<br>Concept Plan 90 - Residential - Gardner St, Littlehampton<br>Concept Plan 137 - Port Victoria<br>Concept Plan 147 - Old Bull Creek Road<br>Concept Plan 159 - Lot 42 Hay Flat Road<br>In relation to DTS/DPF 11.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met. |
| Advertisements | |
| PO 12.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 12.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |

| | |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• American River Subzone<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay<br>• Underground Subzone<br>• Wallaroo Landmark Subzone<br>• Waterfront Subzone | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation<br>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table: |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- American River Subzone
- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Underground Subzone
- Wallaroo Landmark Subzone
- Waterfront Subzone

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.
11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).
12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
13. If the outbuilding is a garage, it is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained from a State maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
15. Does not involve-
   (a) excavation exceeding a vertical height of 1 metre; or
   (b) filling exceeding a vertical height of 1 metre,
   and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
16. Does not involve the clearance of native vegetation
17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) | Minimum percentage of site |
|---|---|

| | |
|---|---|
| | (b) the amount of existing soft landscaping prior to the development occurring. |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

| | |
|---|---|
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40$m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>{table}<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system. |

| | |
|---|---|
| | 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Roxby Downs Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Verandah<br>Except where any of the following apply:<br>• American River Subzone<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed $40m^2$<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>10. Does not involve the clearance of native vegetation<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• American River Subzone<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding $30m^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level. |

| | |
|---|---|
| | 7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000$m^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|

| | |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) jetty, pontoon or boat berth (or any combination thereof) within the *Waterfront Subzone*<br>(e) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. does not satisfy Neighbourhood Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### American River Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | An area where a mix of residential and holiday homes including small, compact shack development, low density residential and elevated homes are set within a bush setting containing critical habitat for the Glossy Black Cockatoo. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Character | |
| PO 1.1<br>Development, including land division that maintains the rural surrounds and native vegetation in the township and that particularly avoids Glossy Black Cockatoo habitat of Drooping Sheoak (Allocasuarina verticillata). | DTS/DPF 1.1<br>Development including land division does not result in the removal of Drooping Sheoak (Allocasuarina verticillata) or fragmentation of stands of Drooping Sheoak (Allocasuarina verticillata). |

### Roxby Downs Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | A residential neighbourhood that includes workers accommodation to meet the housing needs of workers associated with key local industries. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Workers accommodation and residential parks integrated into residential neighbourhoods to meet the needs of short term and permanent long distance commuter workers. | DTS/DPF 1.1<br>None are applicable. |

### Underground Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Underground dwellings located in areas that are best suited for subterranean development. | DTS/DPF 1.1<br>None are applicable. |

| | |
|---|---|
| PO 1.2<br>Underground dwellings designed and constructed to avoid impacts beyond the development site. | DTS/DPF 1.2<br>None are applicable. |
| Side and Rear Boundary Setbacks | |
| PO 2.1<br>Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Underground dwellings are set back from allotment boundaries to provide adequate separation between dwellings. | DTS/DPF 2.2<br>Underground dwellings are set back at least 2m from side and rear boundaries. |
| Earthworks | |
| PO 3.1<br>Incomplete excavation is returned to the naturally occurring landform. | DTS/DPF 3.1<br>None are applicable. |

### Wallaroo Landmark Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | A high quality medium density residential development presenting an attractive built form overlooking the Wallaroo Marina. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development comprising medium density residential development. | DTS/DPF 1.1<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development that fronts or overlooks the marina or public open space designed to take advantage of waterfront views while providing attractive frontages to public streets. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Service areas associated with dwellings such as open storage and clothes drying screened from public view. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places. | DTS/DPF 2.3<br>None are applicable. |
| Building Height and Setbacks | |
| PO 3.1<br>Building height that achieves the highest intensity of built form with frontage to the marina and lower scale behind. | DTS/DPF 3.1<br>Building height is not less than 4 levels or 12m. |
| PO 3.2<br>Buildings setback from primary street frontages to reinforce a consistent and attractive streetscape character. | DTS/DPF 3.2<br>Buildings are no closer to the primary street boundary than:<br>(a) 4.0m<br>(b) 5.5m in the case of a garage or where the main facade of the building is set back more than 5m. |
| PO 3.3<br>Buildings provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway. | DTS/DPF 3.3<br>Buildings setback a maximum 1.0 metre from the marina basin frontage. |
| Site Coverage | |
| PO 4.1<br>Building footprints with a dual frontage to public streets and the waterfront consistent with established waterfront residential development. | DTS/DPF 4.1<br>Development not resulting in a total building footprint on the site exceeding 90%. |

### Waterfront Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Residential development located with a coastal frontage or within a marina that provides opportunities for water-based recreation. Development is sited and designed to complement a waterfront environment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Dwellings and ancillary buildings that complement a residential waterfront character. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Marinas include constructed waterways, mooring facilities, pontoons and small jetties to accommodate recreational activities and mooring of small boats associated with residential allotments. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Dwellings on sites/allotments that front or overlook water or public space designed to take advantage of waterfront views while providing attractive frontages to public streets. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Service areas associated with dwellings such as open storage and clothes drying screened from public view. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development setback from canals to establish a consistent character that includes soft landscaping along canal frontages. | DTS/DPF 2.4<br>None are applicable. |
| Site Coverage | |
| PO 3.1<br>Building footprints on sites with a dual frontage to a public street and the waterfront consistent with the residential waterfront character while maximising use of available land in waterfront locations. | DTS/DPF 3.1<br>Development on sites:<br>(a) with a dual frontage to the waterfront and a public street<br>(b) 300m$^2$ or less<br>not resulting in a total building footprint on the site exceeding 90%. |

## Open Space Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |

| | |
|---|---|
| PO 1.1<br>Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Open space<br>(b) Outdoor sports courts<br>(c) Recreation area<br>(d) Sporting ovals and fields |
| PO 1.2<br>Buildings are limited in number and size to provide a natural, landscaped setting. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land. | DTS/DPF 1.3<br>Shop gross leasable floor area does not exceed 50m$^2$. |
| PO 1.4<br>Offices are of a scale that is subordinate to the principal open space use of the land. | DTS/DPF 1.4<br>Office gross leasable floor area does not exceed 80m$^2$. |
| Built Form and Character | |
| PO 2.1<br>Development is designed and sited to be unobtrusive and not spoil the open space character or interrupt views of natural or landscape features. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features. | DTS/DPF 2.2<br>Outbuildings have a:<br>(a) floor area that does not exceed 80m$^2$<br>(b) wall height that does not exceed 3m<br>(c) building height that does not exceed 5m |
| PO 2.3<br>Development is sited and designed to be compatible with the conservation and enhancement of the natural environment. | DTS/DPF 2.3<br>None are applicable. |
| Land Division | |
| PO 3.1<br>Land division supports the provision of public open space. | DTS/DPF 3.1<br>Land division is for the purposes of:<br>(a) the creation of a public road or a public reserve<br>or<br>(b) a minor adjustment of allotment boundaries to:<br>(i) remove an anomaly in existing boundaries with respect to the location of existing buildings or structures or<br>(ii) result in the preservation of existing stands of native vegetation, habitat or biodiversity |
| Concept Plans | |
| PO 4.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 4.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 9 - Blakeview<br>Concept Plan 14 - Buckland Park<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 96 - Maslin Beach<br>Concept Plan 107 - Proper Bay<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East<br>Concept Plan 135 - Thebarton<br>In relation to DTS/DPF 4.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met. |

Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$ (60m$^2$ in the Rural Zone, Rural Horticulture Zone, Rural Living Zone, Rural Intensive Enterprise Zone)<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; |

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| | (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation |

| | |
|---|---|
| | 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | None specified |
| Intensive Animal Husbandry | None specified |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) carport<br>(d) deck<br>(e) fence<br>(f) internal building works<br>(g) land division<br>(h) open space<br>(i) pergola<br>(j) playground<br>(k) private bushfire shelter<br>(l) protective tree netting structure<br>(m) recreation area<br>(n) replacement building<br>(o) retaining wall<br>(p) shade sail<br>(q) solar photovoltaic panels (roof mounted)<br>(r) swimming pool or spa pool and associated swimming pool safety features<br>(s) temporary accommodation in an area affected by bushfire<br>(t) tree damaging activity<br>(u) verandah<br>(v) water tank. | None specified. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) outdoor sports courts<br>(b) sporting ovals and fields | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Office. | Except office that does not satisfy Open Space Zone DTS/DPF 1.4. |
| 6. Outbuilding. | Except outbuilding that does not satisfy Open Space Zone DTS/DPF 2.2. |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop. | Except shop that does not satisfy Open Space Zone DTS/DPF 1.3. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Productive Rural Landscape Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. |
| DO 2 | A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity. |
| DO 3 | Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Agricultural building<br>(c) Brewery<br>(d) Carport<br>(e) Cidery<br>(f) Commercial forestry<br>(g) Distillery<br>(h) Dwelling<br>(i) Dwelling addition<br>(j) Farming<br>(k) Function venue<br>(l) Horse keeping<br>(m) Horticulture<br>(n) Industry<br>(o) Low intensity animal husbandry<br>(p) Outbuilding<br>(q) Shop<br>(r) Small-scale ground mounted solar power facility<br>(s) Tourist accommodation<br>(t) Transport distribution<br>(u) Verandah<br>(v) Warehouse<br>(w) Winery<br>(x) Workers' accommodation |
| Siting and Design | |
| PO 2.1<br>Development is provided with suitable vehicle access. | DTS/DPF 2.1<br>Development is serviced by an all-weather trafficable public road. |
| PO 2.2<br>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts. | DTS/DPF 2.2<br>Buildings:<br>(a) are located on a site with a slope not greater than 10% (1-in-10)<br>(b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level. |
| Horticulture | |
| PO 3.1 | DTS/DPF 3.1 |

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| Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:<br>(a) enhances the productivity of the land for the growing of food and produce in a sustainable manner<br>(b) avoids adverse interface conflicts with other land uses<br>(c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality<br>(d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse. | Horticultural activities:<br>(a) are conducted on an allotment with an area of at least 1ha<br>(b) are sited on land with a slope not greater than 10% (1-in-10)<br>(c) are not conducted within 50m of a watercourse or native vegetation<br>(d) are not conducted within 100m of a sensitive receiver in other ownership<br>(e) provide for a headland area between plantings and property boundaries of at least 10m in width<br>(f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m$^2$<br>(g) in the form of olive growing, is not located within 500m of a conservation or national park. |
| Rural Industry | |
| PO 4.1<br>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities. | DTS/DPF 4.1<br>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):<br>(a) are directly related and ancillary to a primary production use on the same or adjoining allotment<br>(b) are located on an allotment not less than 2ha in area<br>(c) have a total floor area not exceeding 350m$^2$. |
| PO 4.2<br>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:<br>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality<br>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like<br>(c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity. | DTS/DPF 4.3<br>Buildings and associated activities:<br>(a) are setback at least 50m from all road and allotment boundaries<br>(b) are not sited within 100m of a sensitive receiver in other ownership<br>(c) have a building height not greater than 10m above natural ground level<br>(d) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Dwellings | |
| PO 5.1<br>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings. | DTS/DPF 5.1<br>Dwellings:<br>(a) are located on an allotment with an area not less than:<br>**Minimum Dwelling Allotment Size**<br>Minimum dwelling allotment size is 32 ha<br>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities<br>(c) will not result in more than one dwelling on an allotment.<br>In relation to DTS/DPF 5.1, in instances where:<br>(d) more than one value is returned, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met. |
| PO 5.2<br>Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity. | DTS/DPF 5.2<br>Dwellings:<br>(a) are setback from all allotment boundaries by at least 40m<br>(b) do not exceed 2 building levels and 9m measured from the top of the footings<br>(c) have a wall height no greater than 6m. |
| PO 5.3<br>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production. | DTS/DPF 5.3<br>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:<br>(a) it is located within 20m of an existing dwelling<br>(b) share the same utilities of the existing dwelling<br>(c) will use the same access point from a public road as the existing dwelling<br>(d) it is located on an allotment not less than 40ha in area<br>(e) will not result in more than two dwellings on an allotment. |

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| PO 5.4<br>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 5.4<br>Additions or alterations to an existing dwelling:<br>(a) are setback behind the main façade of the existing dwelling<br>(b) do not exceed 2 building levels and 9m measured from the top of the footings<br>(c) have a wall height that is no greater than 6m from the top of the footings. |
| Shops, Tourism and Function Venues | |
| PO 6.1<br>Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products. | DTS/DPF 6.1<br>Shops, other than where located in The Cedars Subzone:<br>(a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries<br>(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments<br>(c) have a gross leasable floor area not exceeding 100m$^2$ or 250m$^2$ in the case of a cellar door<br>(d) have an area for the display of produce or goods external to a building not exceeding 25m$^2$<br>(e) do not result in more than 75 seats for customer dining purposes in a restaurant. |
| PO 6.2<br>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 6.2<br>Shops in new buildings:<br>(a) are setback from all property boundaries by at least 20m<br>(b) are not sited within 100m of a sensitive receiver in other ownership<br>(c) have a building height that does not exceed 9m above natural ground level. |
| PO 6.3<br>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences. | DTS/DPF 6.3<br>Tourist accommodation, other than where located in The Cedars Subzone:<br>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) in relation to the area used for accommodation:<br>(i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m$^2$<br>or<br>(ii) where in an existing building, does not exceed 150m$^2$<br>and<br>(c) does not result in more than one tourist accommodation facility being located on the same allotment. |
| PO 6.4<br>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 6.4<br>Tourist accommodation in new buildings:<br>(a) is setback from all property boundaries by at least 40m<br>(b) has a building height that does not exceed 7m above natural ground level. |
| PO 6.5<br>Function venues are associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 6.5<br>Function venues, other than where located in The Cedars Subzone:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) do not exceed a capacity of 75 persons for customer dining purposes. |
| PO 6.6<br>Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity. | DTS/DPF 6.6<br>Function venues:<br>(a) are located on an allotment having an area of at least 5ha<br>(b) are setback from all property boundaries by at least 40m<br>(c) are not sited within 100m of a sensitive receiver in other ownership<br>(d) have a building height that does not exceed 9m above natural ground level. |
| Offices | |
| PO 7.1<br>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 7.1<br>Offices, other than where located in The Cedars Subzone:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) have a gross leasable floor area not exceeding 100m$^2$. |
| Adaptive Reuse of Existing Buildings | |
| PO 8.1<br>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities. | DTS/DPF 8.1<br>Development within an existing building is for any of the following:<br>(a) a shop |

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| | (b) office<br>(c) tourist accommodation. |
| Workers' accommodation | |
| PO 9.1<br>Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce. | DTS/DPF 9.1<br>Workers' accommodation:<br>(a) is developed on a site at least 2ha in area<br>(b) has a total floor area not exceeding 250m$^2$<br>(c) is in the form of a single building or part of a cluster of buildings that are physically connected<br>(d) amenities accommodate not more than 20 persons at any one time<br>(e) is setback at least 50m from a road boundary<br>(f) is setback at least 40m from a side or rear allotment boundary<br>(g) is located within 20m of an existing dwelling on the same allotment<br>(h) does not result in more than one facility being located on the same allotment. |
| Renewable Energy Facilities | |
| PO 10.1<br>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production. | DTS/DPF 10.1<br>None are applicable. |
| PO 10.2<br>Small-scale ground mounted solar power facilities support rural production or value-adding industries. | DTS/DPF 10.2<br>None are applicable. |
| Built Form and Character | |
| PO 11.1<br>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:<br>(a) having substantial setbacks from boundaries and adjacent public roads<br>(b) using low reflective materials and finishes that blend with the surrounding landscape<br>(c) being located below ridgelines. | DTS/DPF 11.1<br>None are applicable. |
| Land Division | |
| PO 12.1<br>Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development. | DTS/DPF 12.1<br>Except where the land division is proposed in The Cedars Subzone, no additional allotments are created. |
| PO 12.2<br>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:<br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 12.2<br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Agricultural Buildings | |
| PO 13.1<br>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function. | DTS/DPF 13.1<br>Agricultural buildings:<br>(a) are located on an allotment having an area of at least 2ha<br>(b) are setback at least 40m from an allotment boundary<br>(c) have a building height not exceeding 10m above natural ground level<br>(d) do not exceed 350m$^2$ in total floor area<br>(e) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Outbuildings, Carports and Verandahs | |
| PO 14.1<br>Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity. | DTS/DPF 14.1<br>Outbuildings:<br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a combined total floor area that does not exceed 100m$^2$<br>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) will not result in more than 2 outbuildings on the same allotment. |
| PO 14.2<br>Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and | DTS/DPF 14.2<br>Carports and verandahs: |

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| rural character and amenity. | (a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour. |
| Concept Plans | |
| PO 15.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 15.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 92 - Meadows<br>Concept Plan 100 - Gawler East<br>In relation to DTS/DPF 15.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met. |
| Advertisements | |
| PO 16.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 16.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m2 per side. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Agricultural building<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Coastal Areas Overlay<br>• Gateway Overlay<br>• Hazards (Flooding) Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will be located on an allotment having an area of at least 10ha<br>2. The development is set back at least 50m from an allotment boundary<br>3. Building height - does not exceeding 10m above natural ground level<br>4. Total floor area - does not exceed 250m$^2$<br>5. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>6. Does not involve- excavation exceeding a vertical height of 1m; or filling exceeding a vertical height of 1m, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. |
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply: | 1. Building work is associated with a railway |

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| • Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. It is situated (or to be situated) on railway land<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply:<br><br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation of filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Outbuilding<br>Except where any of the following apply:<br><br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 80m$^2$.<br>6. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site |

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| | 9. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>10. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>11. Does not involve the clearance of native vegetation.<br>12. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary |

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| | 8. Does not involve the clearance of native vegetation<br>9. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure<br>3. No part of the system:<br>(a) is more than 4 metres in height (measured as a height above the natural surface of the ground);<br>(b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 30m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Land Division within the Limited Land Division Overlay | Land division that involves any of the following:<br>(a) is a boundary realignment<br>(b) is located in The Cedars Subzone. |
| Shop | Any of the following:<br>(a) shop located in The Cedars Subzone<br>(b) shop that is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region<br>(c) shop that has a gross leasable floor area less than 1000$m^2$<br>(d) shop that is a restaurant. |
| Special industry | None specified |
| Wind farm | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) ancillary accommodation<br>(e) carport<br>(f) deck<br>(g) fence<br>(h) dwelling<br>(i) dwelling addition<br>(j) farming | None specified. |

| | |
|---|---|
| (k) horse keeping<br>(l) internal building work<br>(m) land division<br>(n) outbuilding<br>(o) pergola<br>(p) private bushfire shelter<br>(q) protective tree netting structure<br>(r) replacement building<br>(s) retaining wall<br>(t) solar photovoltaic panels (roof mounted)<br>(u) shade sail<br>(v) swimming pool or spa pool and associated swimming pool safety features<br>(w) temporary accommodation in an area affected by bushfire<br>(x) tree damaging activity<br>(y) verandah<br>(z) water tank. | |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) industry<br>(b) store<br>(c) warehouse. | Except development that does not satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 4.1<br>2. Productive Rural Landscape Zone DTS/DPF 4.3. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Function venue within The Cedars Subzone. | None specified. |
| 6. Function venue. | Except function venue that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6. |
| 7. Horticulture. | Except horticulture that does not satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 3.1(d)<br>2. Productive Rural Landscape Zone DTS/DPF 3.1(e). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 9. Shop within The Cedars Subzone. | None specified. |
| 10. Shop. | Except shop that does not satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 6.1<br>2. Productive Rural Landscape Zone DTS/DPF 6.2. |
| 11. Tourist accommodation within The Cedars Subzone. | None specified. |
| 12. Tourist accommodation. | Except tourist accommodation that does not to satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 6.3<br>2. Productive Rural Landscape Zone DTS/DPF 6.4. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone. | |

## The Cedars Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A cultural, arts and tourist precinct centred on the former residence and studio of artist Hans Heysen and conservation of the surrounding eucalypt forest. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Cultural, arts and tourist development supported by complimentary activities catering to the needs and enjoyment of visitors. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Art gallery and studio<br>(b) Function venue<br>(c) Office<br>(d) Shop<br>(e) Tourist accommodation |
| PO 1.2<br>Conservation and enhancement of the Heysen eucalypt forest. | DTS/DPF 1.2<br>None are applicable. |
| Built form and siting | |
| PO 2.1<br>Buildings and associated vehicle parking areas, are designed and sited to:<br>(a) minimise removal of native vegetation or areas of significant landscape quality<br>(b) be screened by existing vegetation, particularly when viewed from public roads. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Vehicle access points are limited and sited to minimise vegetation clearance. | DTS/DPF 2.2<br>None are applicable. |
| Land division | |
| PO 3.1<br>Land division creates allotments suitable for land uses associated with cultural, arts or tourism development. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Land divison is designed to conserve native vegetation and landscape quality. | DTS/DPF 3.2<br>None are applicable. |

## Recreation Zone

### Assessment Provisions (AP)

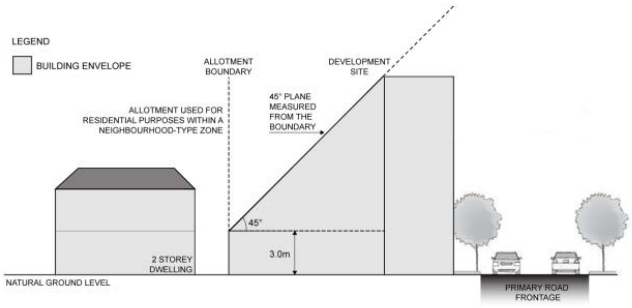
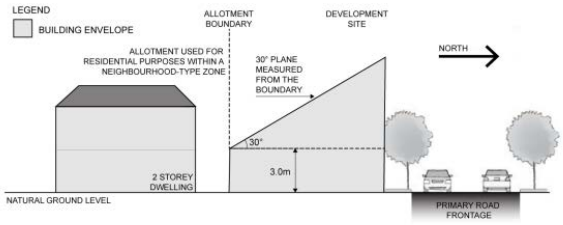
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Provision of a range of accessible recreational facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Car parking<br>(b) Change rooms<br>(c) Golf course<br>(d) Indoor recreation facility<br>(e) Lighting for night use of facilities<br>(f) Market<br>(g) Motorsport track and associated activities<br>(h) Office ancillary to recreation facility<br>(i) Open space<br>(j) Outdoor sports courts |

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| | (k) Playground<br>(l) Racecourse and associated activities<br>(m) Recreation area<br>(n) Shop ancillary to recreation facility<br>(o) Showground and associated activities<br>(p) Special event<br>(q) Spectator viewing structure<br>(r) Sporting clubrooms<br>(s) Sporting ovals and fields<br>(t) Stadium<br>(u) Swimming pool<br>(v) Tourist accommodation ancillary to recreation facility |
| PO 1.2<br>Shops including restaurants are of a scale that is subordinate to the principal recreational use of land. | DTS/DPF 1.2<br>Shop gross leasable floor area does not exceed 80m$^2$. |
| PO 1.3<br>Offices are of a scale that is subordinate to the principal recreational use of land. | DTS/DPF 1.3<br>Office gross leasable floor area does not exceed 80m$^2$. |
| PO 1.4<br>Tourist accommodation of a scale that is subordinate to the principal recreational use of land. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Facilities capable of attracting larger numbers of spectators may include complementary activities associated with the principal recreational use of land, such as:<br>(a) Horse breeding, keeping, sales and training activities associated with a racecourse<br>(b) Storage and maintenance of racing vehicles associated with a motorsport track. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Facilities that may attract longer-term stays may include complementary activities associated with the principal recreational use of land, such as tourist accommodation. | DTS/DPF 1.6<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development includes building, landscape and streetscape design elements to achieve high visual amenity particularly along public roads and open spaces. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings are designed and sited to manage visual impacts. | DTS/DPF 2.2<br>Buildings are set back:<br>(a) no closer to a public road than an existing building on an adjoining allotment, or 8m where no building exists on an adjoining site<br>(b) 8m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership. |
| PO 2.3<br>Outbuildings are of a scale that manages visual impacts. | DTS/DPF 2.3<br>Outbuildings have a:<br>(a) floor area that does not exceed 80m$^2$<br>(b) wall height that does not exceed 3m<br>(c) building height that does not exceed 5m |
| Interface Height | |
| PO 3.1<br>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.1<br>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): |

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| |  |
| PO 3.2<br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.2<br>Buildings on sites with a southern boundary adjoining the boundary of an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):<br> |
| PO 3.3<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.3<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division supports the provision of recreational facilities. | DTS/DPF 4.1<br>Land division is for the purposes of:<br>(a) the creation of a public road or a public reserve or<br>(b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 14 - Buckland Park<br>Concept Plan 21 - Virginia<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 80 - Murray Bridge<br>Concept Plan 99 - Two Wells<br>Concept Plan 98 - Mallala<br>Concept Plan 92 - Meadows<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East<br>In relation to DTS/DPF 5.1, in instances where: |

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| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |
| Advertisements | |
| PO 6.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 6.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds $2m^2$ per side. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed $40m^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless: |

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| | (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located on a State maintained road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>18. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*) |

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| | 9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay |

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| | 11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) change rooms<br>(c) outdoor sports courts<br>(d) playground<br>(e) protective tree netting structure. | Except development that does not satisfy any of the following:<br>1. Recreation Zone DTS/DPF 2.2<br>2. Recreation Zone DTS/DPF 3.1<br>3. Recreation Zone DTS/DPF 3.2. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) indoor recreation facility<br>(b) market | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |

| | |
|---|---|
| (c) showground<br>(d) special event<br>(e) sporting clubrooms<br>(f) Swimming pool or spa pool and associated swimming pool safety features<br>(g) horse breeding, keeping, sales, training or stables ancillary to an existing racecourse | |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) open space<br>(h) outbuilding<br>(i) pergola<br>(j) private bushfire shelter<br>(k) recreation area<br>(l) replacement building<br>(m) retaining wall<br>(n) shade sail<br>(o) solar photovoltaic panels (roof mounted)<br>(p) swimming pool or spa pool and associated swimming pool safety features<br>(q) temporary accommodation in an area affected by bushfire<br>(r) tree damaging activity<br>(s) verandah<br>(t) water tank. | None specified. |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Office. | Except office that does not satisfy any of the following:<br>1. Recreation Zone DTS/DPF 1.3<br>2. Recreation Zone DTS/DPF 2.2<br>3. Recreation Zone DTS/DPF 3.1<br>4. Recreation Zone DTS/DPF 3.2. |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 9. Shop. | Except shop that does not satisfy any of the following:<br>1. Recreation Zone DTS/DPF 1.2<br>2. Recreation Zone DTS/DPF 2.2<br>3. Recreation Zone DTS/DPF 3.1<br>4. Recreation Zone DTS/DPF 3.2. |
| 10. Telecommunications facility. | Except telecommunications facility exceeding 30m in height or where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood zone. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Adelaide Showgrounds Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Multifunctional showground facilities and spaces catering to a wide range of cultural, agricultural, recreational, sporting and business events, conferences, shows, markets and exhibitions together with supporting administrative and visitor facilities. |
| DO 2 | An area supporting transitional development between core showground facilities and adjacent areas along Leader Street and Rose Terrace achieve complementary land use and built form outcomes that support the multifunctional role of core showground facilities and spaces. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Showground facilities and spaces accommodating events, conferences, shows, markets and exhibitions together with associated administrative functions and visitor amenities are maintained for the long term education, entertainment and enjoyment of visitors, spectators, event competitors and businesses. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development of land near the periphery of the subzone along Leader Street or Rose Terrace surplus to showground activities is compatible with showground facilities and provides an orderly transition to development outside the subzone to mitigate adverse impacts on residential amenity. | DTS/DPF 1.2<br>Development comprising one or more of the following on a site adjacent land in another zone:<br>(a) Car parking<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Educational facility<br>(f) Hotel<br>(g) Office<br>(h) Residential flat building<br>(i) Restaurant<br>(j) Service trade premises<br>(k) Shop<br>(l) Tourist accommodation<br>(m) Warehouse |
| PO 1.3<br>Shops are ancillary to showground facilities to enhance visitor experiences or provide a local convenience as part of a transitional development at the subzone interface that complements the role of activity centres. | DTS/DPF 1.3<br>Shop where one of the following applies:<br>(a) is ancillary to showground facilities<br>(b) with a gross leasable floor area up to 500m$^2$ in a single building. |
| PO 1.4<br>Offices or consulting rooms are ancillary to showground activities, or on sites with an interface with Leader Street or Rose Terrace at a scale appropriate to maintain the local character and amenity. | DTS/DPF 1.4<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings are generally medium rise, and where fronting Leader Street provide an orderly transition to the built form scale envisaged in any adjacent neighbourhood-type zone to complement the streetscape character. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings fronting a public road are setback from the road frontage to:<br>(a) enable provision of a pedestrian walkway and environment of sufficient width and amenity to safely and conveniently accommodate expected pedestrian movements and<br>(b) complement the prevailing streetscape character. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings adjacent to Leader Street or Rose Terrace include activities that contribute to active street frontages, of a scale that minimises impact on residential amenity in any adjacent neighbourhood-type zone. | DTS/DPF 2.3<br>None are applicable. |

## Remote Areas Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone that includes a diverse range of uses including pasture growing, grazing, farming, agricultural processing and transportation, mining and petroleum, energy generation and storage, pipeline infrastructure, aerospace and defence-related facilities, Aboriginal lands and related activities, tourist development, workers' accommodation and settlements. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Land used primarily for primary production, remote rural activities and remote rural settlements. | DTS/DPF 1.1<br>Development comprises one or more of the following land uses:<br>(a) Advertisement<br>(b) Agricultural building<br>(c) Carport<br>(d) Demolition<br>(e) Detached dwelling<br>(f) Dwelling addition<br>(g) Excavation and filling<br>(h) Farming<br>(i) Intensive animal husbandry<br>(j) Outbuilding<br>(k) Small-scale ground mounted solar power facility<br>(l) Solar farm<br>(m) Stock sales yard<br>(n) Stock slaughter works<br>(o) Tourist accommodation<br>(p) Verandah<br>(q) Wind farm<br>(r) Workers' accommodation |
| Built Form and Character | |
| PO 2.1<br>Development is sited and designed to protect natural features and the conservation value of the area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:<br>(a) having substantial setbacks from boundaries and adjacent public roads<br>(b) using low reflective materials and finishes that blend with the surrounding landscape<br>(c) being located below ridgelines where practicable. | DTS/DPF 2.2<br>Building are:<br>(a) of a height no greater than 2 building levels and 9m<br>(b) set back at least 40m from any allotment boundary or public road. |
| Hazard Risk Minimisation | |
| PO 3.1<br>Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property. | DTS/DPF 3.1<br>None are applicable. |
| Advertisements | |
| PO 4.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 4.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds $2m^2$ per side. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 5.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing building<br>2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing; |

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|---|---|
| | (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply:<br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation of filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or |

| | |
|---|---|
| | (b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation |

| | |
|---|---|
| | 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4m in height (measured as a height above the natural surface of the ground);<br>(b) is within 100m of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 -Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) ancillary accommodation<br>(d) detached dwelling<br>(e) dwelling addition<br>(f) horse keeping<br>(g) intensive animal husbandry<br>(h) protective tree netting structure<br>(i) solar photovoltaic panels (ground mounted)<br>(j) solar farm<br>(k) stock sales yard<br>(l) stock slaughter works<br>(m) tourist accommodation. | Except development that does not satisfy Remote Areas Zone DTS/DPF 2.2. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) building work on railway land<br>(c) carport<br>(d) deck<br>(e) excavation or filling<br>(f) farming<br>(g) fence<br>(h) internal building works | None specified. |

| | |
|---|---|
| (i) land division<br>(j) outbuilding<br>(k) pergola<br>(l) private bushfire shelter<br>(m) replacement building<br>(n) retaining wall<br>(o) shade sail<br>(p) solar photovoltaic panels (roof mounted)<br>(q) swimming pool or spa pool and associated swimming pool safety features<br>(r) temporary accommodation in an area affected by bushfire<br>(s) tree damaging activity<br>(t) verandah<br>(u) water tank. | |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 6. Wind farm, including any ancillary development including electricity substation, maintenance sheds, access roads, and connecting power-lines. | Except:<br>1. wind monitoring mast<br>or<br>2. where the base of any wind turbine is 2,000m or less from any of the following:<br>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm<br>(b) a proposed dwelling or tourist accommodation for which an operable planning consent exists<br>(c) the boundaries of any airfield, airport, Local Infrastructure (Airfield) Zone, Rural Settlement Zone, Township Zone or any State Heritage Area Overlay. |

**Placement of Notices - Exemptions for Performance Assessed Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Remote Areas Zone.

**Placement of Notices - Exemptions for Restricted Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Remote Areas Zone.

## Residential Park Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Affordable living, short term accommodation and associated small-scale services and facilities are provided in an open landscaped setting. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Long-term and short-term affordable and visitor accommodation predominantly characterised by caravan and camping sites, cabins, and transportable dwellings, with complementary support services that maintain a low-rise, open landscape setting. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Amenity block<br>(b) Caravan permanently fixed to land<br>(c) Community facility<br>(d) Detached dwelling<br>(e) Indoor recreation facility<br>(f) Outbuilding |

| | |
|---|---|
| | (g) Residential Park<br>(h) Shop<br>(i) Office<br>(j) Tourist accommodation |
| PO 1.2<br>Permanent buildings are consistent with the primary role of the park and maintain an open landscaped character by being limited to:<br>(a) a dwelling (manager's house)<br>(b) shop or office (in association with and ancillary to a residential park)<br>(c) community or recreational facilities<br>(d) toilets/amenities. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Facilities to support the needs and enjoyment of visitors and occupants (such as shower, toilet and laundry facilities, recreation areas including tennis court, basketball court, playground, swimming pool/spa and the like) are provided at a scale suitable to maintain the open natural character of the area and ancillary to the primary role of the park. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>A dwelling in the form of a manager's residence associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for long-term occupants, visitors and travellers. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Shops and offices associated with and ancillary to tourist accommodation and tourist facilities support tourism operations and maximise available accommodation for visitors and travellers. | DTS/DPF 1.5<br>Shops and offices (or any combination thereof) do not exceed 250m$^2$ in gross leasable floor area<br>or<br>Shops and offices (or any combination thereof) are to be located in an existing building that is being lawfully used as a shop or office (or any combination thereof). |
| PO 1.6<br>Home-based businesses support opportunities to work from home are of a scale and type to maintain the amenity of nearby residents. | DTS/DPF 1.6<br>A shop, consulting room or office (or any combination thereof) located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(a) it does not exceed 50m$^2$ gross leasable floor area<br>(b) it does not involve the display of goods in a window or about the dwelling or its curtilage. |
| Site Dimensions and Land Division | |
| PO 2.1<br>No additional allotment(s) are created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007. | DTS/DPF 2.1<br>Land division is permitted for a lease or licence under the *Residential Parks Act 2007* where an agreement is made, granted or accepted under that Act. |
| PO 2.2<br>Each caravan, cabin and dwelling is provided with adequate space for the occupants' exclusive use to enhance the amenity for travellers. | DTS/DPF 2.2<br>Caravan, cabin and dwelling sites are not less than 100m$^2$ in area. |
| Built Form and Character | |
| PO 3.1<br>Landscaping is used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Buildings and structures incorporate a small setback from internal roads to ensure safe internal movement. | DTS/DPF 3.2<br>Buildings and structures are set back at least 1m from any internal road. |
| PO 3.3<br>Buildings and structures are sufficiently set back from any public road to minimise impacts on the streetscape. | DTS/DPF 3.3<br>Buildings and structure are set back at least 6m from a public road. |
| PO 3.4<br>Buildings and structures are set back from the park boundary to minimise impacts on neighbouring properties. | DTS/DPF 3.4<br>Building and structures are set back at least 2m from the park boundary. |
| Concept Plans | |
| PO 4.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 4.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 21 - Virginia<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |

| Description |
|---|
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Concept Plan 142 - Hillier |

In relation to DTS/DPF 4.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure |

| | |
|---|---|
| | 10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve- |

| | |
|---|---|
| | (a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

| | |
|---|---|
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) amenity block, shower, toilet or laundry facilities<br>(b) caravan permanently fixed to land<br>(c) community facility<br>(d) dwelling<br>(e) dwelling addition<br>(f) indoor recreation facility<br>(g) residential park<br>(h) tourist accommodation. | Except development that does not satisfy any of the following:<br>1. Residential Park DTS/DPF 3.3<br>2. Residential Park DTS/DPF 3.4. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) office<br>(b) shop. | Except development that does not satisfy any of the following:<br>1. Residential Park DTS/DPF 1.5<br>2. Residential Park DTS/DPF 3.3<br>3. Residential Park DTS/DPF 3.4. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) outbuilding<br>(g) pergola<br>(h) private bushfire shelter<br>(i) replacement building<br>(j) retaining wall<br>(k) shade sail<br>(l) solar photovoltaic panels (roof mounted)<br>(m) swimming pool or spa pool and associated swimming pool safety features<br>(n) temporary accommodation in an area affected by bushfire<br>(o) tree damaging activity<br>(p) verandah<br>(q) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Land division. | Except development that does not satisfy Residential Park DTS/DPF 2.1. |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Resource Extraction Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to resource extraction and processing. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Office<br>(b) Resource extraction operation<br>(c) Resource processing facility<br>(d) Store |
| PO 1.2<br>Remediation and rehabilitation is facilitated where resource extraction is no longer viable. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Undeveloped resource areas accommodate a limited range of low-intensity activities to maintain access to future resources. | DTS/DPF 1.3<br>Development comprises one or more of the following land uses:<br>(a) Farming<br>(b) Horse keeping<br>(c) Horticulture |
| PO 1.4<br>Offices are ancillary to and support the management and maintenance of a resource extraction or processing facility. | DTS/DPF 1.4<br>Office:<br>(a) ancillary to and located on the same site as resource extraction and / or processing operations<br>(b) with a gross leasable floor area up to 150m$^2$. |
| PO 1.5<br>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas. | DTS/DPF 1.5<br>Telecommunications facility in the form of a monopole:<br>(a) up to a height of 30m<br>(b) no closer than 50m to neighbourhood-type zone. |
| Land Division | |
| PO 2.1<br>Land division, including boundary realignment:<br>(a) does not further fragment resource areas<br>(b) creates allotments of suitable size and dimension for compatible activities away from resource areas. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Land division supports effective remediation and rehabilitation of the site and environs. | DTS/DPF 2.2<br>None are applicable. |
| Fencing | |
| PO 3.1<br>Fencing is designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares. | DTS/DPF 3.1<br>Fencing exceeding 2.1m in height is:<br>(a) located behind a facade of an associated building located on the same site; or<br>(b) located behind a landscaped area along relevant street frontages or<br>(c) consists of visually permeable materials with landscaping behind. |
| Concept Plans | |
| PO 4.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 4.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 14 - Buckland Park<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>In relation to DTS/DPF 4.1, in instances where: |

| | |
|---|---|
| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met |
| Advertisements | |
| PO 5.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 5.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds $2m^2$ per side. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Farming<br>Except where any of the following apply:<br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation or filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour |

| | |
|---|---|
| | 6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding $15m^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) carport<br>(e) deck<br>(f) farming<br>(g) fence<br>(h) horse keeping<br>(i) horticulture<br>(j) internal building work<br>(k) land division<br>(l) outbuilding<br>(m) pergola<br>(n) private bushfire shelter<br>(o) protective tree netting structure<br>(p) replacement building<br>(q) retaining wall<br>(r) shade sail<br>(s) solar photovoltaic panels (roof mounted)<br>(t) store<br>(u) swimming pool or spa pool and associated swimming pool safety features<br>(v) temporary accommodation in an area affected by bushfire<br>(w) tree damaging activity<br>(x) verandah<br>(y) water tank. | None specified. |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Office. | Except office that does not satisfy Resource Extraction Zone DTS/DPF 1.4. |
| 5. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 6. Telecommunications facility. | Except telecommunications facility that does not satisfy Resource Extraction Zone DTS/DPF 1.5. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

# Rural Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources. |
| DO 2 | A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Agricultural building<br>(c) Brewery<br>(d) Carport<br>(e) Cidery<br>(f) Commercial forestry<br>(g) Dairy<br>(h) Dam<br>(i) Distillery<br>(j) Dwelling<br>(k) Dwelling addition<br>(l) Farming<br>(m) Horse keeping<br>(n) Horticulture<br>(o) Industry<br>(p) Intensive animal husbandry<br>(q) Low intensity animal husbandry<br>(r) Outbuilding<br>(s) Renewable energy facility<br>(t) Shop<br>(u) Small-scale ground mounted solar power facility<br>(v) Stock slaughter works<br>(w) Tourist accommodation<br>(x) Transport distribution<br>(y) Verandah<br>(z) Warehouse<br>(aa) Winery<br>(ab) Workers' accommodation |
| Siting and Design | |
| PO 2.1<br>Development is provided with suitable vehicle access. | DTS/DPF 2.1<br>Development is serviced by an all-weather trafficable public road. |
| PO 2.2<br>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts. | DTS/DPF 2.2<br>Buildings:<br>(a) are located on sites with a slope not greater than 10% (1-in-10)<br>(b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level. |
| Horticulture | |
| PO 3.1<br>Horticulture is located and conducted on land that has the physical capability of supporting | DTS/DPF 3.1<br>Horticultural activities: |

| | |
|---|---|
| the activity and in a sustainable manner that:<br>(a) enhances the productivity of the land for the growing of food and produce in a sustainable manner<br>(b) avoids adverse interface conflicts with other land uses<br>(c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality<br>(d) is sympathetic to surrounding rural landscape character and amenity where horticulture is proposed to be carried out in enclosed buildings such as such as greenhouses. | (a) are conducted on an allotment with an area of at least 1ha<br>(b) are sited on land with a slope not greater than 10% (1-in-10)<br>(c) are not conducted within 50m of a watercourse or native vegetation<br>(d) are not conducted within 100m of a sensitive receiver in other ownership<br>(e) provide for a headland area between plantings and property boundaries of at least 10m in width<br>(f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m$^2$<br>(g) where in the form of olive growing are not located within 500m of a conservation or national park. |
| Rural Industry | |
| PO 4.1<br>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities. | DTS/DPF 4.1<br>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):<br>(a) are directly related and ancillary to a primary production use on the same or adjoining allotment<br>(b) are located on an allotment not less than 20ha in area<br>(c) have a total floor area not exceeding 500m$^2$. |
| PO 4.2<br>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:<br>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality<br>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like<br>(c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity. | DTS/DPF 4.3<br>Buildings and associated activities:<br>(a) are set back at least 100m from all road and allotment boundaries<br>(b) are not sited within 200m of a sensitive receiver in other ownership<br>(c) have a building height not greater than 10m above natural ground level<br>(d) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Dwellings | |
| PO 5.1<br>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings. | DTS/DPF 5.1<br>Dwellings:<br>(a) are located on an allotment with an area not less than:<br>**Minimum Dwelling Allotment Size**<br>Minimum dwelling allotment size is 16 ha<br>Minimum dwelling allotment size is 20 ha<br>Minimum dwelling allotment size is 25 ha<br>Minimum dwelling allotment size is 30 ha<br>Minimum dwelling allotment size is 32 ha<br>Minimum dwelling allotment size is 33 ha<br>Minimum dwelling allotment size is 36 ha<br>Minimum dwelling allotment size is 40 ha<br>Minimum dwelling allotment size is 60 ha<br>Minimum dwelling allotment size is 100 ha<br>Minimum dwelling allotment size is 200 ha<br>Minimum dwelling allotment size is 300 ha<br>Minimum dwelling allotment size is 900 ha<br>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities<br>(c) will not result in more than one dwelling on an allotment.<br>In relation to DTS/DPF 5.1, in instances where:<br>(d) more than one value is returned in the same field, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met. |
| PO 5.2<br>Development resulting in more than one dwelling on an allotment supports ageing in place | DTS/DPF 5.2<br>Dwelling that will result in more than one dwelling on an allotment where all the following are |

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| for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production. | satisfied:<br>(a) it is located within 20m of an existing dwelling<br>(b) shares the same utilities of the existing dwelling<br>(c) will use the same access point from a public road as the existing dwelling<br>(d) it is located on an allotment not less than 40ha in area<br>(e) will not result in more than two dwellings on the allotment. |
| PO 5.3<br>Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 5.3<br>Dwellings:<br>(a) are set back from all allotment boundaries by at least 40m<br>(b) do not exceed 2 building levels and 9m measured from the top of the footings<br>(c) have a wall height that is no greater than 6m. |
| PO 5.4<br>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 5.4<br>Additions or alterations to an existing dwelling:<br>(a) are set back from all allotment boundaries by at least 40m<br>(b) do not exceed 2 building levels and 9m measured from the top of the footings<br>(c) have a wall height that is no greater than 6m. |
| Shops, Tourism and Function Venues | |
| PO 6.1<br>Shops are associated with an existing primary production use or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products. | DTS/DPF 6.1<br>Shops:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries<br>(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments<br>(c) have a gross leasable floor area not exceeding $100m^2$ or $250m^2$ in the case of a cellar door<br>(d) have an area for the display of produce or goods external to a building not exceeding $25m^2$. |
| PO 6.2<br>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 6.2<br>Shops in new buildings:<br>(a) are set back from all allotment boundaries by at least 40m<br>(b) are not sited within 100m of a sensitive receiver in other ownership<br>(c) have a building height that does not exceed 9m above natural ground level. |
| PO 6.3<br>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences. | DTS/DPF 6.3<br>Tourist accommodation:<br>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) in relation to the area used for accommodation:<br>(i) where in a new building, or buildings, does not exceed a cumulative total floor area of $100m^2$<br>or<br>(ii) where in an existing building, does not exceed a total floor area of $150m^2$<br>and<br>(c) does not result in more than one tourist accommodation facility being located on the same allotment. |
| PO 6.4<br>Tourist accommodation proposed in a new building or buildings is sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 6.4<br>Tourist accommodation in new buildings:<br>(a) is set back from all allotment boundaries by at least 40m<br>(b) has a building height that does not exceed 7m above natural ground level. |
| PO 6.5<br>Function venues are associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 6.5<br>Function venues:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) do not result in more than 75 persons for customer dining purposes. |
| PO 6.6<br>Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity. | DTS/DPF 6.6<br>Function venues:<br>(a) are located on an allotment having an area of at least 5ha<br>(b) are set back from all property boundaries by at least 40m<br>(c) are not sited within 100m of a sensitive receiver in other ownership<br>(d) have a building height that does not exceed 9m above natural ground level. |
| Offices | |

| PO 7.1 | DTS/DPF 7.1 |
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| Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry. | Offices:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) have a gross leasable floor area not exceeding 100m$^2$. |
| Adaptive Reuse of Existing Buildings | |
| PO 8.1 | DTS/DPF 8.1 |
| Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities. | Development within an existing building is for any of the following:<br>(a) a shop<br>(b) office<br>(c) tourist accommodation. |
| Renewable Energy Facilities | |
| PO 9.1 | DTS/DPF 9.1 |
| Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production. | None are applicable. |
| PO 9.2 | DTS/DPF 9.2 |
| Small-scale, ground-mounted solar power facilities support rural production or value-adding industries. | None are applicable. |
| Built Form and Character | |
| PO 10.1 | DTS/DPF 10.1 |
| Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:<br>(a) having substantial setbacks from boundaries and adjacent public roads<br>(b) using low-reflective materials and finishes that blend with the surrounding landscape<br>(c) being located below ridgelines. | None are applicable. |
| Land Division | |
| PO 11.1 | DTS/DPF 11.1 |
| Land division, including boundary realignments, promotes productive, efficient and sustainable primary production. | Allotments have an area not less than:<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm<br>Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm<br>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm<br>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm<br>Minimum site area is 1,000 sqm<br>Minimum site area is 10 ha<br>Minimum site area is 100 ha<br>Minimum site area is 1,200 sqm<br>Minimum site area is 1,500 sqm<br>Minimum site area is 16 ha<br>Minimum site area is 2,000 sqm<br>Minimum site area is 2 ha<br>Minimum site area is 20 ha<br>Minimum site area is 200 ha<br>Minimum site area is 25 ha<br>Minimum site area is 3,000 sqm<br>Minimum site area is 30 ha<br>Minimum site area is 32 ha<br>Minimum site area is 33 ha<br>Minimum site area is 4 ha<br>Minimum site area is 40 ha<br>Minimum site area is 5,000 sqm<br>Minimum site area is 5 ha<br>Minimum site area is 60 ha<br>Minimum site area is 7 ha<br>Minimum site area is 81 sqm<br>Minimum site area is 9,000 sqm<br>Minimum site area is 900 ha |

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| | In relation to DTS/DPF 11.1, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 11.2<br>Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:<br>(a) the allotments are of a size and configuration to support the existing and proposed land uses<br>(b) water of sufficient quality and quantity is available to sustain the proposed use<br>(c) the use will be compatible with adjacent or nearby uses of land. | DTS/DPF 11.2<br>None are applicable. |
| PO 11.3<br>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:<br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 11.3<br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Agricultural Buildings | |
| PO 12.1<br>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function. | DTS/DPF 12.1<br>Agricultural buildings:<br>(a) are located on an allotment having an area of at least 10ha<br>(b) are set back at least 50m from an allotment boundary<br>(c) have a building height not exceeding 10m above natural ground level<br>(d) do not exceed 500m$^2$ in total floor area<br>(e) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Outbuildings, Carports and Verandahs | |
| PO 13.1<br>Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 13.1<br>Outbuildings:<br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a combined total floor area that does not exceed 150m$^2$<br>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) will not result in more than 2 outbuildings on the same allotment . |
| PO 13.2<br>Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity. | DTS/DPF 13.2<br>Carports and verandahs:<br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour. |
| Concept Plans | |
| PO 14.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 14.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 71 - Hamley Bridge<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 98 - Mallala<br>Concept Plan 106 - Hindmarsh Valley<br>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier<br>Concept Plan 100 - Gawler East |

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| | In relation to DTS/DPF 14.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met. |
| Advertisements | |
| PO 15.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 15.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m$^2$ per side. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Agricultural building<br>Except where any of the following apply:<br>• Character Area Overlay<br>• Coastal Areas Overlay<br>• Gateway Overlay<br>• Hazards (Flooding) Overlay<br>• Heritage Adjacency Overlay<br>• Historic Area Overlay<br>• Kangaroo Island Subzone<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will be located on an allotment having an area of at least 10ha<br>2. The development is set back at least 50m from an allotment boundary<br>3. Building height - does not exceeding 10m above natural ground level<br>4. Total floor area - does not exceed 250m$^2$<br>5. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>6. Does not involve- excavation exceeding a vertical height of 1m; or filling exceeding a vertical height of 1m, and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. |
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

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| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>10. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply:<br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation or filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m. |

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| | 11. Does not involve the clearance of native vegetation |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>8. Does not involve the clearance of native vegetation<br>9. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

| | |
|---|---|
| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4m in height (measured as a height above the natural surface of the ground);<br>(b) is within 100m of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation.<br>6. Does not involve the clearance of native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. e development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature)<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed $80m^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding $30m^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

**Table 2 - Deemed-to-Satisfy Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Commercial forestry within the Kangaroo Island Subzone | None specified |
| Land Division creating additional allotments for sensitive use or sensitive receiver purposes within the Significant Interface Management Overlay | None specified |
| Land Division within the Limited Land Division Overlay | Any of the following:<br>(a) land division that is a boundary realignment<br>(b) land division that is creating an additional allotment to accommodate an existing dwelling within the **Dwelling Excision Overlay**. |
| Renewable energy facility within the Significant Landscape Protection Overlay or Character Preservation District Overlay | Any of the following:<br>(a) solar photovoltaic panels (roof or ground mounted)<br>(b) battery storage facility<br>For domestic use (i.e., principally used to supply and/or store electricity to the existing use of land) |
| Shop | Any of the following:<br>(a) shop that is ancillary to and located on an allotment used for primary production and / or rural based industries and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjacent allotments<br>(b) shop that has a gross leasable floor area less than 1000m$^2$<br>(c) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building | None specified. |

| | |
|---|---|
| (c) air handling unit, air conditioning system or exhaust fan<br>(d) ancillary accommodation<br>(e) carport<br>(f) deck<br>(g) dwelling<br>(h) dwelling addition<br>(i) farming<br>(j) fence<br>(k) horse keeping<br>(l) internal building works<br>(m) land division<br>(n) outbuilding<br>(o) pergola<br>(p) private bushfire shelter<br>(q) protective tree netting structure<br>(r) replacement building<br>(s) retaining wall<br>(t) shade sail<br>(u) solar photovoltaic panels (roof mounted)<br>(v) swimming pool or spa pool and associated swimming pool safety features<br>(w) temporary accommodation in an area affected by bushfire<br>(x) tree damaging activity<br>(y) verandah<br>(z) water tank. | |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) industry<br>(b) store<br>(c) warehouse. | Except development that exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Function venue. | Except function venue that does not satisfy any of the following:<br>1. Rural Zone DTS/DPF 6.5(b)<br>2. Rural Zone DTS/DPF 6.6. |
| 6. Horticulture. | Except horticulture that does not satisfy any of the following:<br>1. Rural Zone DTS/DPF 3.1(d)<br>2. Rural Zone DTS/DPF 3.1(e)<br>3. Rural Zone DTS/DPF 3.1(f). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop. | Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2. |
| 9. Tourist accommodation. | Except tourist accommodation that does not satisfy any of the following:<br>1. Rural Zone DTS/DPF 6.3(b)<br>2. Rural Zone DTS/DPF 6.4. |

**Placement of Notices - Exemptions for Performance Assessed Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.

**Placement of Notices - Exemptions for Restricted Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.

## Kangaroo Island Subzone

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Primary production and associated uses that support and conserve the Island's economically, scenically and culturally important natural and rural landscapes. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Land use intensity restrained to conserve and enhance the natural and rural character. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development in the form of the following not undertaken:<br>(a) commercial forestry<br>(b) large scale industry, storage, distribution, warehousing<br>(c) biodiversity planting, except where reasonably required, without compromising the land for farming and horticultural use. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development carefully sited and designed to:<br>(a) complement rural or natural character<br>(b) minimise disruption to natural landform and integrate existing natural environmental features including, particularly, native vegetation<br>(c) minimise impacts on wildlife habitat<br>(d) be low-scale<br>(e) be visually unobtrusive and blend in with the surrounding area<br>(f) be located below ridge lines. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings and structures limited to those that:<br>(a) are ancillary, adjacent to and of the same or lesser scale as existing buildings<br>(b) are used for the ancillary sale of produce associated with primary production<br>(c) are in the form of high quality nature-based tourist accommodation<br>(d) are for rainwater storage<br>(e) are for research or education purposes<br>(f) support conservation or the interpretation of the environment or cultural features. | DTS/DPF 2.2<br>None are applicable. |
| Landscaping | |
| PO 3.1<br>Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration. | DTS/DPF 3.1<br>Landscaping plantings exclusively constitute locally indigenous plant species. |
| Earthworks | |
| PO 4.1<br>Excavation and filling of land is limited to that required to reduce the visual prominence of buildings and make provision for water storage facilities to maintain natural landforms and landscapes. | DTS/DPF 4.1<br>Excavation and/or filling is associated with a building or water storage facility and satisfies all of the following:<br>(a) does not involve excavation exceeding a vertical height of 750mm;<br>(b) does not involve filling exceeding a vertical height of 750mm<br>(c) does not involve a total combined excavation and filling vertical height of 1.5m<br>(d) scree slopes are covered in topsoil and landscaped. |

## Rural Aquaculture Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Facilities and infrastructure that support marine-based aquaculture farms and on-land aquaculture in a manner that protects the environment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A range of development supports aquaculture and value-adding activities including:<br>(a) aquaculture hatcheries and grow-out facilities<br>(b) infrastructure works and services<br>(c) industry, cleaning, washing, processing and packaging activities<br>(d) indoor and outdoor storage and warehousing. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Aquaculture<br>(c) Demolition<br>(d) Detached dwelling<br>(e) Dwelling addition<br>(f) Outbuilding<br>(g) Small-scale ground mounted solar power facility<br>(h) Verandah |
| Siting and Design | |
| PO 2.1<br>Development is provided with suitable vehicle access. | DTS/DPF 2.1<br>Development is serviced by an all-weather public road. |
| PO 2.2<br>Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts. | DTS/DPF 2.2<br>New buildings:<br>(a) are sited on land with a slope not greater than 10% (1-in-10)<br>(b) do not result in excavation and filling of land that is greater than 1.5m from natural ground level. |
| Dwellings | |
| PO 3.1<br>Residential development is ancillary to, and does not compromise, aquaculture. | DTS/DPF 3.1<br>Dwellings:<br>(a) are located on an allotment which has a demonstrated connection with aquaculture<br>(b) will not result in more than one dwelling on an allotment. |
| Offices and Shop | |
| PO 4.1<br>Offices and/or shops are directly related to an aquaculture activity. | DTS/DPF 4.1<br>Offices and/or shops are ancillary to and located on the same allotment as an aquaculture activity. |
| Tourist Development | |
| PO 5.1<br>Tourism development and visitor amenities are associated with an existing aquaculture activity. | DTS/DPF 5.1<br>Tourist development:<br>(a) is ancillary to and located on the same allotment as an aquaculture activity<br>(b) does not involve tourist accommodation facilities. |
| Renewable Energy Facilities | |
| PO 6.1<br>Small-scale ground-mounted solar power facilities support rural production or value-adding industries. | DTS/DPF 6.1<br>None are applicable. |
| Environment and Amenity | |
| PO 7.1<br>Development is sited and designed to minimise visual and off-site nuisance impacts on the surrounding environment. | DTS/DPF 7.1<br>A landscaped buffer:<br>(a) is provided around all boundaries of the allotment<br>(b) is at least 30m in width. |
| PO 7.2<br>External storage areas associated with an aquaculture activity are located and of a size that does not impair the character of the coastline or the visual amenity of the landscape. | DTS/DPF 7.2<br>Storage areas:<br>(a) are set back behind the front facade of buildings that exist on the allotment<br>(b) are sited at least 20m from a side or rear allotment boundary<br>(c) incorporate a landscaped buffer at least 3m in width around the perimeter of the storage area. |
| PO 7.3<br>Wash-down areas associated with an aquaculture activity are located and operated in a manner that avoids adverse impacts on the environment and sensitive receivers. | DTS/DPF 7.3<br>Wash-down areas:<br>(a) are set back behind the front facade of buildings existing on the allotment |

| | |
|---|---|
| | (b) are constructed with a hard impervious surface<br>(c) are sited at least 20m from a side or rear allotment boundary<br>(d) incorporate a screen to prevent 'splash-out' or 'over-spray' of water beyond the perimeter of the wash-down area. |
| PO 7.4<br>Buildings, structures and plant are sited and designed to minimise their visual impact on the landscape. | DTS/DPF 7.4<br>Buildings, structures and plant:<br>(a) are set back at least 20m from the front road boundary<br>(b) have a maximum height of 8m<br>(c) do not result in a site coverage greater than 60%. |
| Land Division | |
| PO 8.1<br>Land division, including boundary realignments, promotes productive, efficient and sustainable aquaculture. | DTS/DPF 8.1<br>Allotments have an area not less than 1ha. |
| PO 8.2<br>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:<br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 8.2<br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Outbuildings, Carports and Verandahs | |
| PO 9.1<br>Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity. | DTS/DPF 9.1<br>Outbuildings:<br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 120m$^2$<br>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.<br>(f) are limited to no more than 2 outbuildings on the same allotment. |
| PO 9.2<br>Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity. | DTS/DPF 9.2<br>Carports and verandahs:<br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 10.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 10.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m$^2$ per side. |
| Concept Plans | |
| PO 11.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 11.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 11.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve the clearance of native vegetation. |

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| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>11. Does not involve the clearance of native vegetation<br>12. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>8. Does not involve the clearance of native vegetation<br>9. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

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| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4m in height (measured as a height above the natural surface of the ground);<br>(b) is within 100m of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation.<br>6. Does not involve the clearance of native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed $80m^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding $15m^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
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| | |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) carport<br>(d) deck<br>(e) dwelling addition<br>(f) fence<br>(g) internal building works<br>(h) land division<br>(i) outbuilding<br>(j) pergola<br>(k) private bushfire shelter<br>(l) replacement building<br>(m) retaining wall<br>(n) shade sail<br>(o) solar photovoltaic panels (roof mounted)<br>(p) swimming pool or spa pool and associated swimming pool safety features<br>(q) temporary accommodation in an area affected by bushfire<br>(r) tree damaging activity<br>(s) verandah<br>(t) water tank. | None specified. |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Aquaculture Zone. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Aquaculture Zone. | |

## Rural Horticulture Zone

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities. |
| DO 2 | The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture. |
| DO 3 | Manage interface conflict between horticulture and other land uses. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>The productive value of horticultural land for a range of agricultural, intensive horticultural activities and associated value adding, processing, warehousing and distribution activities is supported, protected and maintained. The proliferation of other land uses that may be sensitive to those activities is avoided. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Agricultural building<br>(c) Brewery<br>(d) Carport<br>(e) Cidery<br>(f) Distillery<br>(g) Dwelling<br>(h) Dwelling addition<br>(i) Horse keeping<br>(j) Horticulture<br>(k) Industry<br>(l) Low intensity animal husbandry<br>(m) Outbuilding<br>(n) Shop<br>(o) Small-scale ground mounted solar power facility<br>(p) Tourist accommodation<br>(q) Transport distribution<br>(r) Verandah<br>(s) Warehouse<br>(t) Winery<br>(u) Workers' accommodation |
| Siting and Design | |
| PO 2.1<br><br>Development is provided with suitable vehicle access. | DTS/DPF 2.1<br><br>Development is serviced by an all-weather public road. |
| PO 2.2<br><br>Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts. | DTS/DPF 2.2<br><br>Buildings:<br><br>(a) are sited on land with a slope not greater than 10% (1-in-10)<br>(b) do not result in excavation and filling of land greater than 1.5m from natural ground level. |
| Horticulture | |
| PO 3.1<br><br>Horticulture is located and conducted on land that has the physical capability of supporting the activity in a sustainable manner that:<br><br>(a) enhances the productivity of the land for the growing of food and produce<br>(b) avoids adverse interface conflicts with other land uses<br>(c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality. | DTS/DPF 3.1<br><br>Horticultural activities:<br><br>(a) are conducted on an allotment with an area of at least 1ha<br>(b) are sited on land with a slope not greater than 10% (1-in-10)<br>(c) are not conducted within 50m of a watercourse or native vegetation<br>(d) are not conducted within 100m of a sensitive receiver in other ownership<br>(e) provide for a headland area between plantings and property boundaries of at least 10m in width<br>(f) where in the form of olive growing, are not located within 500m of a conservation or national park. |
| Rural Industry | |
| PO 4.1<br><br>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport | DTS/DPF 4.1<br><br>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): |

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| distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities. | (a) are directly related and ancillary to a primary production use on the same or adjoining allotment<br>(b) are located on an allotment not less than 2ha in area<br>(c) have a total floor area not exceeding 350m$^2$. |
| PO 4.2<br>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:<br>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality<br>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like<br>(c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity. | DTS/DPF 4.3<br>Buildings and associated activities:<br>(a) are setback at least 50m from all road and allotment boundaries<br>(b) are not sited within 100m of a sensitive receiver in other ownership<br>(c) have a building height not greater than 10m above natural ground level<br>(d) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Dwellings | |
| PO 5.1<br>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings. | DTS/DPF 5.1<br>Dwellings:<br>(a) are located on an allotment with an area not less than:<br>**Minimum Dwelling Allotment Size**<br>Minimum dwelling allotment size is 10 ha<br>Minimum dwelling allotment size is 40 ha<br>Minimum dwelling allotment size is 8 ha<br>Minimum dwelling allotment size is 100 ha<br>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities<br>(c) will not result in more than one dwelling on an allotment.<br>In relation to DTS/DPF 5.1, in instances where:<br>(d) more than one value is returned for DTS/DPF 5.1(a), refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(e) no value is returned for DTS/DPF 5.1(a) (i.e. there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met. |
| PO 5.2<br>Dwellings are sited, designed and are of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 5.2<br>Dwellings:<br>(a) are set back from all allotment boundaries by at least 40m<br>(b) do not exceed 2 building levels and 9m from the top of the footings<br>(c) have a wall height that is no greater than 6m. |
| PO 5.3<br>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 5.3<br>Additions or alterations to an existing dwelling:<br>(a) are set back behind the main façade of the existing dwelling<br>(b) do not exceed 2 building levels and 9m measured from the top of the footings<br>(c) have a wall height no greater than 6m. |
| Shops and Tourist Accommodation | |
| PO 6.1<br>Shops are associated with primary production or primary production related value-adding industry to support diversification of employment, provide services to visitors and showcase local and regional products. | DTS/DPF 6.1<br>Shops:<br>(a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value-adding industries<br>(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments<br>(c) have a gross leasable floor area not exceeding 100m$^2$ or 250m$^2$ in the case of a cellar door<br>(d) have an area for the display of produce or goods external to a building not exceeding 25m$^2$. |
| PO 6.2<br>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a | DTS/DPF 6.2<br>Shops in new buildings: |

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| pleasant rural character and amenity. | (a) are set back from all property boundaries by at least 20m<br>(b) are not sited within 100m of a sensitive receiver in other ownership<br>(c) have a building height that does not exceed 9m above natural ground level. |
| PO 6.3<br>Tourist accommodation:<br>(a) is associated with the primary use of the land for primary production or primary production related value-adding industry to enhance and provide authentic visitor experiences<br>(b) makes use of, re-uses and adapts existing buildings<br>(c) maintains a pleasant rural character and amenity. | DTS/DPF 6.3<br>Tourist accommodation:<br>(a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries<br>(b) reuses and adapts an existing building<br>(c) does not result in more than one facility being located on the same allotment. |
| Offices | |
| PO 7.1<br>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 7.1<br>Offices:<br>(a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry<br>(b) have a gross leasable floor area not exceeding 100m$^2$. |
| Adaptive Reuse of Existing Buildings | |
| PO 8.1<br>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities. | DTS/DPF 8.1<br>Development within an existing building is for any of the following:<br>(a) a shop<br>(b) office<br>(c) tourist accommodation. |
| Workers' accommodation | |
| PO 9.1<br>Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce. | DTS/DPF 9.1<br>Workers' accommodation:<br>(a) is developed on a site at least 2ha in area<br>(b) has a total floor area not exceeding 250m$^2$<br>(c) is in the form of a single building or part of a cluster of buildings that are physically connected<br>(d) accommodates not more than 20 persons at any one time<br>(e) is set back at least 50m from a road boundary<br>(f) is set back at least 40m from a side or rear allotment boundary<br>(g) is located within 20m of an existing dwelling on the same allotment<br>(h) does not result in more than one facility being located on the same allotment. |
| Renewable Energy Facilities | |
| PO 10.1<br>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production. | DTS/DPF 10.1<br>None are applicable. |
| PO 10.2<br>Small-scale ground-mounted solar power facilities support rural production or value adding industries. | DTS/DPF 10.2<br>None are applicable. |
| Built Form and Character | |
| PO 11.1<br>Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:<br>(a) having substantial setbacks from boundaries and adjacent public roads<br>(b) using low-reflective materials and finishes that blend with the surrounding landscape<br>(c) being located below ridgelines. | DTS/DPF 11.1<br>None are applicable. |
| Land Division | |
| PO 12.1<br>Land division, including boundary realignments, promotes productive, efficient and sustainable horticulture. | DTS/DPF 12.1<br>Allotments have an area not less than:<br>**Minimum Site Area**<br>Minimum site area is 10 ha<br>Minimum site area is 100 ha<br>Minimum site area is 15 ha<br>Minimum site area is 2 ha<br>Minimum site area is 4 ha<br>Minimum site area is 8 ha<br>In relation to DTS/DPF 12.1, in instances where: |

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| | (a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 12.2<br>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:<br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 12.2<br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Agricultural Buildings | |
| PO 13.1<br>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function. | DTS/DPF 13.1<br>Agricultural buildings:<br>(a) are located on an allotment having an area of at least 1ha<br>(b) are set back at least 40m from an allotment boundary<br>(c) have a building height not exceeding 10m above natural ground level<br>(d) do not exceed 200m$^2$ in total floor area<br>(e) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Outbuildings, Carports and Verandahs | |
| PO 14.1<br>Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity. | DTS/DPF 14.1<br>Outbuildings:<br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 120m$^2$<br>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) will not result in more than 2 outbuildings on the same allotment. |
| PO 14.2<br>Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity. | DTS/DPF 14.2<br>Carports and verandahs:<br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 15.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 15.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m$^2$ per side. |
| Concept Plans | |
| PO 16.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 16.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 14 - Buckland Park<br>Concept Plan 21 - Virginia<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 99 - Two Wells<br>In relation to DTS/DPF 16.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 16.1 is met. |

**Table 1 - Accepted Development Classification**

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply: | 1. There is no excavation or filling of land |

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| • Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>11. Does not involve the clearance of native vegetation<br>12. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. *The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas*<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour |

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| | 6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling<br>10. No part of the protective tree netting structure will be in the '1956 River Murray Flood Plain. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>8. Does not involve the clearance of native vegetation<br>9. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4 metres in height (measured as a height above the natural surface of the ground);<br>(b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation.<br>6. Does not involve the clearance of native vegetation |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature). |

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| | 5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop that is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments |

| | |
|---|---|
| | (b) shop that has a gross leasable floor area less than 1000m$^2$<br>(c) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) carport<br>(e) deck<br>(f) dwelling<br>(g) dwelling addition<br>(h) farming<br>(i) fence<br>(j) horse keeping<br>(k) internal building works<br>(l) land division<br>(m) outbuilding<br>(n) pergola<br>(o) private bushfire shelter<br>(p) protective tree netting structure<br>(q) replacement building<br>(r) retaining wall<br>(s) shade sail<br>(t) solar photovoltaic panels (roof mounted)<br>(u) swimming pool or spa pool and associated swimming pool safety features<br>(v) temporary accommodation in an area affected by bushfire<br>(w) temporary public service depot<br>(x) tree-damaging activity<br>(y) verandah<br>(z) water tank. | None specified. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) industry<br>(b) store<br>(c) warehouse. | Except development that exceeds the total floor area limit expressed in Rural Horticulture Zone DTS/DPF 4.1(c) or does not satisfy Rural Horticulture Zone DTS/DPF 4.3. |
| 4. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Horticulture. | Except horticulture that does not satisfy any of the following:<br>1. Rural Horticulture Zone DTS/DPF 3.1(d)<br>2. Rural Horticulture Zone DTS/DPF 3.1(e). |

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| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 7. Shop. | Except shop that exceeds the gross leasable floor area limit expressed in Rural Horticulture Zone DTS/DPF 6.1(c) or does not satisfy Rural Horticulture Zone DTS/DPF 6.2. |
| 8. Tourist accommodation. | Except tourist accommodation that does not satisfy Rural Horticulture Zone DTS/DPF 6.3. |

**Placement of Notices - Exemptions for Performance Assessed Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Horticulture Zone.

**Placement of Notices - Exemptions for Restricted Development**

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Horticulture Zone.

### Windamere Park Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Development primarily involving the provision of disability services in a rural setting. |

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development involving the provision of disability services including training facilities, allied health services, administrative facilities, and accommodation for disability clients and their families. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Community facilities<br>(b) Consulting room<br>(c) Dwelling<br>(d) Supported accommodation<br>(e) Temporary accommodation. |
| PO 1.2<br>Farming activities in association with disability services undertaken in a manner that is compatible with on-site accommodation. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Siting | |
| PO 2.1<br>Development is sited and designed to maintain a primarily open rural setting. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings associated with the provision of disability services are sited in a cluster to provide easy access for clients and families. | DTS/DPF 2.2<br>None are applicable. |

## Rural Intensive Enterprise Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| Land Use and Intensity | |
|---|---|
| PO 1.1<br><br>The productive value of land for a range of intensive rural activities (such as intensive animal husbandry) and associated value-adding processing; processing of animal and food products (including stock slaughter works); washing and packing of produce; bulk commodity storage; feed and hay processing; and storage, warehousing and distribution activities are supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Agricultural building<br>(c) Intensive animal husbandry<br>(d) Industry<br>(e) Small-scale ground mounted solar power facility<br>(f) Stock sales yard<br>(g) Stock slaughter works<br>(h) Transport distribution<br>(i) Warehouse |
| PO 1.2<br><br>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas and maintain a pleasant rural character. | DTS/DPF 1.2<br><br>Telecommunications facility in the form of a monopole:<br><br>(a) up to a height of 30m<br>(b) no closer than 100m from neighbourhood-type zones<br>(c) no closer than 50m to a dwelling or tourist accommodation on land in other ownership. |
| Siting and Design | |
| PO 2.1<br><br>Development is provided with suitable vehicle access. | DTS/DPF 2.1<br><br>Development is serviced by an all-weather public road. |
| PO 2.2<br><br>Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts. | DTS/DPF 2.2<br><br>Buildings:<br><br>(a) are sited on land with a slope not greater than 10% (1-in-10)<br>(b) do not result in excavation and filling of land that is greater than 1.5m from natural ground level. |
| Dwellings | |
| PO 3.1<br><br>Residential development is not supported to protect the long-term continuation of intensive rural industries and activities. | DTS/DPF 3.1<br><br>Dwelling is in the form of:<br><br>(a) the replacement of an existing habitable dwelling on the same allotment<br>(b) a manager's residence. |
| Land Division | |
| PO 4.1<br><br>Land division for the purposes of primary production, including boundary realignments, promotes productive, efficient and sustainable intensive rural activities. | DTS/DPF 4.1<br><br>Allotments have an area not less than:<br><br>**Minimum Site Area**<br>Minimum site area is 100 ha<br>Minimum site area is 40 ha<br>Minimum site area is 5,000 sqm<br><br>In relation to DTS/DPF 4.1, in instances where:<br><br>(a) more than one value is returned int he same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 4.2<br><br>Land division accommodates an allied food industry (value adding) activity associated with primary production, including stock slaughter works. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:<br><br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 4.3<br><br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br><br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Agricultural Buildings | |
| PO 5.1<br><br>Agricultural buildings are developed to support animal keeping, processing, storage and distribution activities. | DTS/DPF 5.1<br><br>Agricultural buildings:<br><br>(a) are located on an allotment having an area of at least 20 hectares<br>(b) are set back at least 40m from an allotment boundary<br>(c) do not result in having a height more than 10m above natural ground level |

| | |
|---|---|
| | (d) do not exceed 500m$^2$ in floor area<br>(e) incorporate the loading and unloading of vehicles utilising the building entirely upon the site. |
| Outbuildings, Carports and Verandahs | |
| PO 6.1<br>Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity. | DTS/DPF 6.1<br>Outbuildings:<br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 120m$^2$<br>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) are limited to no more than 2 outbuildings on the same allotment. |
| PO 6.2<br>Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity. | DTS/DPF 6.2<br>Carports and verandahs:<br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 7.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 7.1<br>Freestanding advertisements:<br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m$^2$ per side. |
| Concept Plans | |
| PO 8.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>In relation to DTS/DPF 8.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |
| Rural Industry | |
| PO 9.1<br>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that minimises the potential for adverse impact on adjoining activities. | DTS/DPF 9.1<br>None are applicable |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply: | 1. The fence is formed (wholly or partially) from brush |

| | |
|---|---|
| • Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>10. Does not involve the clearance of native vegetation. |
| Farming<br>Except where any of the following apply:<br>• Building Near Airfields Overlay<br>• Marine Parks (Managed Use) Overlay<br>• Marine Parks (Restricted Use) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Ramsar Wetlands Overlay<br>• Water Protection Area Overlay | 1. There is no excavation or filling of land<br>2. Does not involve the erection, construction or alteration of, or addition to, any building or structure<br>3. Does not involve the clearance of native vegetation<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) |

| | |
|---|---|
| | 7. Building height - does not exceed 5m<br>8. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>9. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>10. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>11. Does not involve the clearance of native vegetation<br>12. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>8. Does not involve the clearance of native vegetation<br>9. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (ground mounted)<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4m in height (measured as a height above the natural surface of the ground);<br>(b) is within 100m of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW |

| | |
|---|---|
| | 5. Does not result in the clearance of any native vegetation.<br>6. Does not involve the clearance of native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building<br>(c) air handling unit, air conditioning system or exhaust fan<br>(d) carport<br>(e) deck<br>(f) dwelling<br>(g) dwelling addition<br>(h) farming<br>(i) fence<br>(j) horse keeping<br>(k) internal building works<br>(l) land division<br>(m) outbuilding<br>(n) pergola<br>(o) private bushfire shelter<br>(p) renewable energy facility<br>(q) replacement building<br>(r) retaining wall<br>(s) shade sail<br>(t) swimming pool or spa pool and associated swimming pool safety features<br>(u) temporary accommodation in an area affected by bushfire<br>(v) verandah<br>(w) water tank. | None specified. |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 5. Telecommunications facility. | Except telecommunications facility that does not satisfy Rural Intensive Enterprise Zone DTS/DPF 1.2. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Intensive Enterprise Zone. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Intensive Enterprise Zone. | |

## Rural Living Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Agricultural Buildings<br>(b) Animal Keeping<br>(c) Carport<br>(d) Consulting room<br>(e) Detached dwelling<br>(f) Dwelling addition<br>(g) Farming<br>(h) Horse keeping<br>(i) Kennel<br>(j) Light industry<br>(k) Office<br>(l) Outbuilding<br>(m) Shelter/Stable<br>(n) Shop<br>(o) Verandah |
| PO 1.2<br>Animal keeping and horse keeping is of a scale that is ancillary to and in association with the residential use of the land. | DTS/DPF 1.2<br>The keeping of animals:<br>(a) is ancillary to a dwelling located on the same allotment<br>(b) takes place on an allotment with an area of at least 1ha<br>(c) for horse keeping, is limited to not more than 2 horses per allotment. |
| PO 1.3<br>Horse keeping is undertaken only if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover. | DTS/DPF 1.3<br>Horse keeping includes the provision of:<br>(a) stabling or similar sheltering<br>(b) a grazing area of at least 0.5ha. |
| PO 1.4<br>Non-residential development complements the semi-rural or semi-natural residential character and amenity and:<br>(a) is ancillary to a dwelling erected on the same allotment<br>(b) avoids interface conflicts with other land uses. | DTS/DPF 1.4<br>Non-residential business activities located on the same allotment and in conjunction with a dwelling where one of the following is satisfied:<br>(a) shop, consulting room or office (or any combination thereof) where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) light industry where the combined (exiting and proposed) total floor area on the allotment used for such purposes does not exceed 100m$^2$. |
| PO 1.5<br>Non-residential development sited and designed to complement the semi-rural or semi-natural residential character and amenity. | DTS/DPF 1.5<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Dwellings are sufficiently separated from site boundaries and of a scale that reinforces the semi-rural or semi-natural character and amenity. | DTS/DPF 2.1<br>Dwellings:<br>(a) are setback as follows:<br>(i) for allotments with an area of 1ha or more - at least 20m from all boundaries<br>(ii) for allotments with an area less than 1ha:<br>A. 20m from the primary street and rear boundaries<br>B. 10m from side and secondary street boundaries<br>(b) have a building height that is no greater than 2 building levels and 9m<br>(c) have a wall height is no greater than 6m. |
| PO 2.2<br>Non-residential buildings are designed and sited to minimise visual impact on the | DTS/DPF 2.2<br>Non-residential buildings and structures: |

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| surrounding locality by:<br><br>(a) having substantial setbacks from boundaries and adjacent public roads<br>(b) using low-reflective materials and finishes that blend with the surrounding landscape<br>(c) being located below ridgelines. | (a) do not exceed 100m$^2$ in total floor area<br>(b) are set back from all allotment boundaries by at least 25m<br>(c) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(d) have a building height that is no greater than 1 building level and 6m<br>(e) have a wall height is no greater than 3m. |
| PO 2.3<br><br>Buildings, structures and associated facilities for the keeping of animals are sited, designed and of a scale and appearance that reinforces the semi-rural or semi-natural character and amenity. | DTS/DPF 2.3<br><br>Kennels, stables, shelters and associated yards:<br><br>(a) are set back from all allotment boundaries by at least 25m<br>(b) have a building height that is no greater than 5m above natural ground level<br>(c) do not exceed a combined total floor area of 100m$^2$<br>(d) do not comprise more than 10% of the area of the allotment. |
| PO 2.4<br><br>Dwelling additions are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity. | DTS/DPF 2.4<br><br>Additions or alterations to an existing dwelling:<br><br>(a) are set back behind the main façade of the existing dwelling<br>(b) have a building height that is no greater than 2 building levels and 9m<br>(c) have a wall height no greater than 6m. |
| PO 2.5<br><br>Outbuildings and agricultural buildings are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity. | DTS/DPF 2.5<br><br>Outbuildings and agricultural buildings:<br><br>(a) have a primary street setback that is behind the building to which it is ancillary<br>(b) have a combined total floor area that does not exceed:<br>(i) for allotment with an area of 1ha or more - 200m$^2$<br>(ii) for allotment with an area less than 1ha - 150m$^2$<br>(c) do not exceed 4m in wall height measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) are limited to no more than a combination of 2 outbuildings and/or agricultural buildings on the same allotment. |
| PO 2.6<br><br>Carports and verandahs are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity. | DTS/DPF 2.6<br><br>Carports and verandahs:<br><br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m<br>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour. |
| Site Dimensions and Land Division | |
| PO 3.1<br><br>Allotments/sites created for semi-rural residential purposes are consistent with the density expressed in any relevant *Minimum Site Area Technical and Numeric Variation* or are of suitable size and dimension to contribute to the existing semi-rural pattern of development consistent to the locality and suitable for their intended use. | DTS/DPF 3.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Allotments/sites have:<br><br>(a) an area not less than: |

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area is 1 ha |
| Minimum site area is 10 ha |
| Minimum site area is 100 ha |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1.2 ha |
| Minimum site area is 12 ha |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1.5 ha |
| Minimum site area is 15 ha |
| Minimum site area is 1.7 ha |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2 ha |
| Minimum site area is 20 ha |
| Minimum site area is 2,500 sqm |

| Minimum Site Area |
|---|
| Minimum site area is 2.5 ha |
| Minimum site area is 3,000 sqm |
| Minimum site area is 3 ha |
| Minimum site area is 4,000 sqm |
| Minimum site area is 4 ha |
| Minimum site area is 40 ha |
| Minimum site area is 5,000 sqm |
| Minimum site area is 5 ha |
| Minimum site area is 6 ha |
| Minimum site area is 7,000 sqm |
| Minimum site area is 7 ha |
| Minimum site area is 7,500 sqm |
| Minimum site area is 8,000 sqm |

(b) a frontage to a public road not less than 50m or, in the case of a battle-axe allotment, a frontage to a public road not less than 6m and a maximum driveway 'handle' length of no more than 40m.

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

Concept Plans

PO 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.

DTS/DPF 4.1

The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:

| Description |
|---|
| Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie |
| Concept Plan 3 - Mount Barker and Littlehampton |
| Concept Plan 21 - Virginia |
| Concept Plan 71 - Hamley Bridge |
| Concept Plan 50 - Roseworthy Town Expansion |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| Concept Plan 80 - Murray Bridge |
| Concept Plan 88 - Swanport |
| Concept Plan 99 - Two Wells |
| Concept Plan 98 - Mallala |
| Concept Plan 96 - Maslin Beach |
| Concept Plan 103 - Cockatoo Valley |
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Concept Plan 100 - Gawler East |

In relation to DTS/DPF 4.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Advertisements

PO 5.1

Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

DTS/DPF 5.1

Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply: | 1. The item will be installed on or within an existing dwelling. |

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| • Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) in not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>11. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>12. Does not involve the clearance of native vegetation |

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| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 80m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road , and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>12. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>14. Does not involve the clearance of native vegetation.<br>15. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |

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| Protective tree netting structure<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>3. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>4. No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)<br>5. Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour<br>6. In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:<br>(a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or<br>(b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site<br>7. No part of the netting canopy of the protective tree netting structure:<br>(a) will cover native vegetation; or<br>(b) will be within 5m of a road (including any road reserve)<br>8. The points of attachment of any cables will not be located:<br>(a) outside the boundaries of the site; or<br>(b) within a watercourse (within the meaning of the *Landscape South Australia Act 2019*)<br>9. In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:<br>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling<br>(b) in any other case, no part of the netting canopy is within 15m of the dwelling. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted;<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment: |

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| | (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated as the SA Property and Planning Atlas |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 80m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 30m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop that has a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) agricultural building<br>(b) ancillary accommodation<br>(c) detached dwelling<br>(d) dwelling addition<br>(e) protective tree netting structure<br>(f) temporary public service depot. | Except development that exceeds the maximum building height specified in Rural Living Zone DTS/DPF 2.1(b). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) farming<br>(e) fence<br>(f) internal building works<br>(g) land division<br>(h) outbuilding<br>(i) pergola<br>(j) private bushfire shelter<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that exceeds the maximum building height specified in Rural Living Zone DTS/DPF 2.1(b) or does not satisfy Rural Living Zone DTS/DPF 1.4. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Dog kennelling within the Animal Husbandry Subzone. | Except dog kennelling that does not satisfy Animal Husbandry Subzone DTS/DPF 1.2. |
| 7. Horse keeping **not** within any of the following subzones:<br>(a) Animal Husbandry Subzone<br>(b) Intensive Horse Establishments Subzone | Except horse keeping that does not satisfy Rural Living Zone DTS/DPF 1.3. |
| 8. Horse keeping within any of the following subzones: | None specified. |

| | |
|---|---|
| (a) Animal Husbandry Subzone<br>(b) Intensive Horse Establishments Subzone. | |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Animal Husbandry Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Large-scale horse keeping and dog kennelling in association with detached dwellings on large allotments. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Horse keeping and dog kennelling are the predominant land use activity conducted in association with a residential use of the land. | DTS/DPF 1.1<br>The keeping of animals takes place where a dwelling is located on the same allotment. |
| PO 1.2<br>The number of dogs is limited to avoid adverse impact on adjacent sensitive receivers and to maintain the rural amenity of the locality. | DTS/DPF 1.2<br>The number of dogs kept on an allotment does not exceed 20. |
| PO 1.3<br>Horse keeping is managed so there is minimal adverse impact on sensitive receivers or the amenity of the rural landscape. | DTS/DPF 1.3<br>Horses are kept within a stable or shelter that:<br>(a) has minimum dimension of 3.7m x 3.7m per horse<br>(b) incorporates kick boards around the internal walls of the stable/shelter<br>(c) has an enclosed day yard of at least 50m$^2$ per horse directly adjoining and accessible from the stable<br>(d) is sited at least 50m from an allotment boundary. |
| PO 1.4<br>Kennels, stables, shelters and associated yards are sited, orientated and screened from adjoining dwellings and properties. | DTS/DPF 1.4<br>Buildings, structures and associated exercise facilities:<br>(a) are set back from all allotment boundaries by at least 35m<br>(b) have a building height that is no greater than 5m above natural ground level<br>(c) do not exceed 150m$^2$ in area<br>(d) do not comprise more than 25% of the area of the allotment<br>(e) incorporate landscaping at least 1m in width around the perimeter of the allotment. |

### Intensive Horse Establishments Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The accommodation of a range of commercial horse-related activities primarily for the agistment of horses, their breeding, stabling and training in association with residential development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>The number of horses kept on an allotment and the manner in which they are kept is managed so as to avoid negative environmental effects on:<br>(a) the locality from pollution, noise, light, dust or odour<br>(b) the amenity of the rural landscape. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Horses kept at a density within the carrying capacity of the land. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Accommodation for staff or stable hands is provided in conjunction, and integrated, with a dwelling. | DTS/DPF 1.3<br>Accommodation facilities:<br>(a) form part of an existing dwelling<br>(b) are sited on an allotment greater than 1ha in area |

## Rural Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary ancillary non-residential uses compatible with a spacious and peaceful lifestyle for individual households. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Consulting room<br>(d) Detached dwelling<br>(e) Office<br>(f) Outbuilding<br>(g) Recreation area<br>(h) Shop |
| PO 1.2<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. |
| PO 1.3<br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4 | DTS/DPF 1.4 |

| | |
|---|---|
| Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | None are applicable. |
| Building Height | |
| PO 2.1<br>Buildings contribute to a low-rise residential character and complement the height of nearby buildings. | DTS/DPF 2.1<br>Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height no greater than 7m (not including a gable end). |
| Primary Street Setback | |
| PO 3.1<br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 3.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 8m<br>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — 8m<br><br>For the purposes of **DTS/DPF 3.1:**<br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 4.1<br>Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character. | DTS/DPF 4.1<br>Buildings walls are set back at least 2m from the boundary of the allotment with the secondary street frontage. |
| Side Boundary Setback | |
| PO 5.1<br>Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties. | DTS/DPF 5.1<br>Building walls are set back from the side boundaries at least 2m. |
| Rear Boundary Setback | |
| PO 6.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 6.1<br>Building walls are set back from the rear boundary at least 6m. |
| Ancillary Buildings and Structures | |
| PO 7.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 7.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the site<br>(b) have a floor area not exceeding |

| | |
|---|---|
| | (i) 100m$^2$ on sites less than 2000m$^2$<br>(ii) 120m$^2$ on sites 2000m$^2$ or more<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>(ii) within 2m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(iii) within 2m of a side boundary<br>(d) in the case of a garage or carport, have a primary street setback that is at least as far back as the dwelling<br>(e) in the case of a garage or carport, do not exceed 10m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street<br>(f) have a wall height or post height not exceeding 4m above natural ground level (and not including a gable end)<br>(g) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(h) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour<br>(i) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 7.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 7.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 7.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 7.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br><table><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500m$^2$</td><td>60m$^2$</td></tr><tr><td>>500m$^2$</td><td>80m$^2$</td></tr></table><br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Site Dimensions and Land Division | |
| PO 8.1<br>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant *Minimum Allotment Size Technical and Numeric Variation* or are of suitable size and dimension to contribute to a pattern of development | DTS/DPF 8.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or |

consistent to the locality and suitable for their intended use.

Allotments/sites for residential purposes accord with the following:

(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than:

| Minimum Site Area |
|---|
| Minimum site area is 1,000 sqm |
| Minimum site area is 1 ha |
| Minimum site area is 100 ha |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,300 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1,800 sqm |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2 ha |
| Minimum site area is 2,500 sqm |
| Minimum site area is 2,800 sqm |
| Minimum site area is 3,000 sqm |
| Minimum site area is 4,000 sqm |
| Minimum site area is 8,000 sqm |

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:
  (i) $1200m^2$
  (ii) the following:

| Minimum Site Area |
|---|
| Minimum site area is 1,000 sqm |
| Minimum site area is 1 ha |
| Minimum site area is 100 ha |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,300 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1,800 sqm |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2 ha |
| Minimum site area is 2,500 sqm |
| Minimum site area is 2,800 sqm |
| Minimum site area is 3,000 sqm |
| Minimum site area is 4,000 sqm |
| Minimum site area is 8,000 sqm |

(c) site frontages are not less than 20m.

In relation to DTS/DPF 8.1, in instances where:

(d) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development

(e) no value is returned for DTS/DPF 8.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy

(f) no value is returned for DTS/DPF 8.1(b)(ii) then the value for DTS/DPF 8.1(b)(ii) is zero.

Concept Plans

PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.

DTS/DPF 9.1

The site of the development is wholly located outside any relevant Concept Plan boundary.
The following Concept Plans are relevant:

| Description |
|---|
| Concept Plan 3 - Mount Barker and Littlehampton |
| Concept Plan 18 - Playford North |
| Concept Plan 19 - Playford North Infrastructure |
| Concept Plan 77 - Infrastructure and Staging - Berri East |
| Concept Plan 78 - Paringa North |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| Concept Plan 88 - Swanport |
| Concept Plan 100 - Gawler East |
| Concept Plan 124 - Hackham |
| Concept Plan 143 - Stanley Flat |

In relation to DTS/DPF 9.1, in instances where:

| | |
|---|---|
| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met. |
| Advertisements | |
| PO 10.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 10.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation.<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 60m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure. |

10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 10m in width or 50% of the width of the allotment frontage (whichever lesser).
11. The carport is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 60$m^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
8. Building height - does not exceed 5m
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
    (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
    (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) It will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
11. If the outbuilding is a garage - door opening for vehicle access - does not exceed, in total, 10m in width or 50% of the width of the allotment frontage (whichever lesser)
12. if the building is a garage, it is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;

(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average

(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access

(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site

13. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour.
14. Does not involve-
    (a) excavation exceeding a vertical height of 1 metre; or
    (b) filling exceeding a vertical height of 1 metre,

    and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.
15. Does not involve the clearance of native vegetation
16. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

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Partial demolition of a building or structure
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

None

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Private bushfire shelter
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- River Murray Flood Plain Protection Area Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. Primary street setback - at least as far back as the building to which it is ancillary.
4. Secondary street setback - at least 900mm from the boundary of the allotment.
5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)
6. Does not involve the clearance of native vegetation.

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Shade sail
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. Shade sail consists of permeable material.
4. The total area of the sail - does not exceed 40$m^2$.
5. No part of the shade sail will be:
    (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment
    (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.
6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation.
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat | Minimum percentage |
|---|---|

| | |
|---|---|
| | **building or group dwelling(s), average site area) ($m^2$)** / **site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed $60m^2$.<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site** |

| | |
|---|---|
| | <table><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Land Division within the Bookmark Creek Subzone | Land division that creates allotments greater than 2 hectares in area. |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br><br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) detached dwelling<br>(c) dwelling addition. | Except development that does not satisfy Rural Neighbourhood Zone DTS/DPF 2.1. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that does not satisfy any of the following:<br><br>1. Rural Neighbourhood Zone DTS/DPF 1.2<br>2. Rural Neighbourhood Zone DTS/DPF 2.1. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Bookmark Creek Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Development does not compromise the quality of groundwater on site or water in Bookmark Creek and the River Murray. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Allotments/sites created for residential purposes pose a negligible or no risk to pollution of water resources. | DTS / DPF 1.1<br>Allotments/sites less than 2 hectares in area accord with the following:<br>(a) are connected to a community wastewater management scheme<br>or<br>(b) are the subject to a legally binding agreement that requires subsequent development that generates wastewater to be connected to an on-site wastewater system that contains the wastewater and prevents it entering into surface water or groundwater. |

### Adelaide Hills Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Additional residential and tourist accommodation that retains and embraces the values of the established mature vegetation as a defining characteristic of the area. |
| DO 2 | Land division is sympathetic to the allotment pattern and characteristics within the locality. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A limited additional range of accommodation options that complement the prevailing residential character. | DTS/DPF 1.1<br>Development comprises one or more of the land uses listed, in addition to those listed in Rural Neighbourhood Zone DTS 1.1:<br>(a) Supported accommodation<br>(b) Tourist accommodation. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites created for residential purposes are consistent with the established pattern of division surrounding the development site to maintain local character and amenity. | DTS/DPF 2.1<br>Development satisfies (a) or (b):<br>(a) it will not result in more than 1 dwelling on an existing allotment<br>(b) allotments/sites have an area the greater of the following (excluding the area within the access 'handle' if in the form of a battle-axe development):<br>(i) 2000$m^2$ |

| | |
|---|---|
| | (ii) the median allotment size of all residential allotments in the Adelaide Hills Subzone either wholly or partly within a radius of 200m measured from the centre of the main allotment frontage. |
| PO 2.2<br>Allotments/sites are sized and configured maximise the retention of mature vegetation to maintain landscape amenity. | DTS/DPF 2.2<br>None are applicable. |

## Rural Settlement Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors. |
| DO 2 | Development contributes to and enhances the local context and development pattern comprising the settlement. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character and the development pattern of the settlement. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) advertisement<br>(b) carport<br>(c) consulting room<br>(d) detached dwelling<br>(e) dwelling addition<br>(f) light industry<br>(g) office<br>(h) outbuilding<br>(i) shop<br>(j) tourist accommodation<br>(k) verandah<br>(l) warehouse. |
| PO 1.2<br>Commercial activities improve community and visitor access to services are of a scale and type to maintain the settlement's residential amenity and character. | DTS/DPF 1.2<br>Non-residential commercial activities satisfy any one of the following:<br>(a) shop, consulting room or office (or any combination thereof) located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) shop, consulting room or office (or any combination thereof) where the gross leasable floor area does not exceed 150m$^2$ (individually or combined, in a single building)<br>(c) light industry, store or warehouse (or any combination thereof) where the total floor area of a building plus any outdoor space used for a light industry, store or warehouse (or any combination thereof) does not exceed 80m$^2$. |
| PO 1.3<br>Small-scale tourist accommodation that supports the visiting public and holiday makers. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Local service facilities and retail activities are grouped together or in close proximity to establish identifiable settlement service locations. | DTS/DPF 1.4<br>Non-residential development satisfies one of the following:<br>(a) abuts a site containing an existing non-residential use with the same primary street frontage<br>(b) is located on the same allotment and in conjunction with a dwelling. |
| Built Form and Character | |
| PO 2.1<br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 2.1<br>Buildings setback from the primary street boundary in accordance with the following table:<br>**Development Context** \| **Minimum setback** |

| | |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The average setback of the existing buildings. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 8m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 8m |

For the purposes of **DTS/DPF 2.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

| | |
|---|---|
| PO 2.2<br><br>Buildings are set back from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the settlement. | DTS/DPF 2.2<br><br>Building walls are no closer than 2.5 m to the secondary street boundary. |
| PO 2.3<br><br>Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide:<br><br>(a) access to natural light and ventilation for neighbours<br>(b) open space recreational opportunities<br>(c) space for landscaping and vegetation. | DTS/DPF 2.3<br><br>Buildings walls (except for ancillary buildings and structures) are no closer to the rear boundary of the site than:<br><br>(a) 4m for the ground floor of a building<br>(b) 6m for the upper floor of a building. |
| PO 2.4<br><br>Buildings are set back from side boundaries to:<br><br>(a) establish separation between buildings to complement the established character within a locality<br>(b) provide access to natural light and ventilation for neighbours. | DTS/DPF 2.4<br><br>Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:<br><br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| PO 2.5<br><br>Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation. | DTS/DPF 2.5<br><br>For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:<br><br>(a) does not exceed 3m in wall height<br>(b) does not exceed 11.5m in length<br>(c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary;<br><br>and<br><br>(d) is set back at least 3m from any existing or proposed boundary walls. |
| Building Height | |
| PO 3.1<br><br>Buildings contributes to the prevailing character of the neighbourhood and complements the height of nearby buildings. | DTS/DPF 3.1<br><br>Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following: |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 8m |
| Maximum building height is 7.5m |

| Maximum Building Height (Levels) |
|---|

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 2 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Site Dimensions and Land Division

PO 4.1

Allotments are of suitable size and dimension to contribute to a pattern of development that is consistent with the settlement.

DTS/DPF 4.1

Development will not result in more than 1 dwelling on an existing allotment

or

Allotments/sites for residential purposes accord with the following:

(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than:

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 900 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1.5 ha |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2,500 sqm |
| Minimum site area is 2,800 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 560 sqm |
| Minimum site area is 900 sqm |

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:

(i) $1200m^2$

(ii) the following:

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 900 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1.5 ha |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2,500 sqm |
| Minimum site area is 2,800 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 560 sqm |
| Minimum site area is 900 sqm |

(c) site frontages are not less than 20m

In relation to DTS/DPF 4.1, in instances where:

(d) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(e) no value is returned for DTS/DPF 4.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy

(f) no value is returned for DTS/DPF 4.1(b)(ii) (i.e. there is a blank field), then the value for DTS/DPF 4.1(b)(ii) is zero.

Concept Plans

PO 5.1

DTS/DPF 5.1

| | |
|---|---|
| Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 136 - Point Turton<br><br>In relation to DTS/DPF 5.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |
| Ancillary Buildings and Structures | |
| PO 6.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 6.1<br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 6.2<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 6.2<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size / Floor area<br>≤500$m^2$ / 60$m^2$<br>>500$m^2$ / 80$m^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) |

| | |
|---|---|
| | (d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 7.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 7.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless: |

(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.

9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
11. The carport is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained from a State Maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
12. If If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Fisherman Bay Subzone
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
11. If the outbuilding is a garage, it is located so that vehicle access:

| | |
|---|---|
| | (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>12. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>14. Does not involve the clearance of native vegetation.<br>15. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>16. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m |

| | |
|---|---|
| | 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |

<table>
<tr>
<td>Verandah<br>Except where any of the following apply:<br><ul><li>Future Local Road Widening Overlay</li><li>Future Road Widening Overlay</li><li>Historic Area Overlay</li><li>Local Heritage Place Overlay</li><li>State Heritage Area Overlay</li><li>State Heritage Place Overlay</li></ul></td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td>
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<tr>
<td>Water tank (above ground)<br>Except where any of the following apply:<br><ul><li>Historic Area Overlay</li><li>Local Heritage Place Overlay</li><li>Ramsar Wetlands Overlay</li><li>State Heritage Area Overlay</li><li>State Heritage Place Overlay</li></ul></td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 30m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetationRetains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td>
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<tr>
<td>Water tank (underground)<br>Except where any of the following apply:<br><ul><li>Coastal Areas Overlay</li><li>Hazards (Acid Sulfate Soils) Overlay</li><li>Ramsar Wetlands Overlay</li></ul></td>
<td>1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation.</td>
</tr>
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## Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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## Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) temporary public service depot. | Except development that:<br>1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1<br>or<br>2. involves the creation of 4 or more additional dwellings<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1<br>or<br>2. does not satisfy Rural Settlement Zone DTS/DPF 1.2(a) or DTS/DPF 1.2(b)<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following): | Except development that: |

| | |
|---|---|
| (a) light industry<br>(b) store<br>(c) warehouse. | 1. exceeds the maximum building height specified in Rural Settlement Zone DTS/DPF 3.1<br>or<br>2. does not satisfy Rural Settlement Zone DTS/DPF 1.2(c)<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified |

### Fisherman Bay Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Residential development within an environment where natural processes such as flooding and sea level rise occur. Residential allotments are created once appropriate coastal protection measures are established. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Dwellings and ancillary buildings are protected from sea and stormwater flooding and other | DTS/DPF 1.1<br>Development comprises one or more of the following: |

| | |
|---|---|
| coastal processes. | (a) Dwelling<br>(b) Outbuilding<br>(c) Coastal protection measures. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites created for residential purposes are consistent with the established development pattern within the existing settlement. | DTS/DPF 2.1<br>None are applicable. |
| Built Form and Character | |
| PO 3.1<br>Development is designed to complement the predominant character of development established in the settlement in relation to site coverage, setbacks and building heights. | DTS/DPF 3.1<br>None are applicable. |
| Flooding | |
| PO 4.1<br>Development is protected from sea and stormwater flooding. | DTS/DPF 4.1<br>None are applicable. |

## Rural Shack Settlement Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly low-density residential development with complementary non-residential uses compatible with a low density residential character and natural environment. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Carport<br>(b) Detached dwelling<br>(c) Dwelling addition<br>(d) Outbuilding<br>(e) Verandah |
| PO 1.2<br>Provision of small-scale tourist and visitor facilities such as public amenities and barbeque and picnic infrastructure. | DTS/DPF 1.2<br>None applicable |
| PO 1.3<br>Home-based business activities of a scale and type to maintain the semi-rural or semi-natural residential character and amenity. | DTS/DPF 1.3<br>Shop, consulting room or office (or any combination thereof) located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(a) does not exceed 50m$^2$ gross leasable floor area<br>(b) does not involve the display of goods in a window or about the dwelling or its curtilage. |
| Built Form and Character | |
| PO 2.1<br>Development is sited and designed unobtrusively to minimise its visual impact on the natural environment by:<br>(a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape<br>(b) being located below hilltops and ridgelines<br>(c) being screened by existing vegetation. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is sited and designed to minimise impacts on the natural environment by:<br>(a) containing construction and built form within a tightly defined site boundary | DTS/DPF 2.2<br>None are applicable. |

| | |
|---|---|
| (b) minimising the extent of earthworks. | |
| PO 2.3<br><br>Buildings are designed, sited and of a scale to complement the existing built form character and establish a cohesive settlement appearance taking into account:<br><br>(a) set backs from allotment boundaries<br>(b) building orientation towards roads and foreshore areas<br>(c) roof forms<br>(d) building heights<br>(e) site coverage. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Where located in an area of two-storey developments, upper storey development should be consistent with the prevailing residential character, heights and setbacks. | DTS/DPF 2.4<br><br>None are applicable. |
| Building Height | |
| PO 3.1<br><br>Buildings blend with the natural environment and complement the height of nearby buildings, other than where required to be elevated on poles or piers in order to minimise the potential for personal or property damage as a result of inundation. | DTS/DPF 3.1<br><br>Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 4.5m<br>Maximum building height is 9m<br>Maximum building height is 7.5m<br>Maximum building height is 8.3m AHD<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels) - 1 building level up to a height of 6m.<br><br>In relation to DTS/DPF 3.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| Land Division | |
| PO 4.1<br><br>Land division achieves the following:<br><br>(a) where applicable, is consistent with the value in the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database and of a suitable size and dimension to contribute to a pattern of development that is consistent with the shack settlement<br>or<br>(b) only creates an allotment to accommodate an existing dwelling<br>or<br>(c) is for the purpose creating a public road or a public reserve<br>or<br>(d) is a minor boundary realignment for the purpose of removing an anomaly in the current boundaries with respect to the location of existing buildings and structures and where no additional allotments are created partly or wholly in the zone. | DTS/DPF 4.1<br><br>Development accords with the following:<br><br>(a) no additional allotments are created<br>or<br>(b) site areas (or allotment areas in the case of land division) are not less than:<br><br>**Minimum Site Area**<br>Minimum site area is 1,200 sqm<br>Minimum site area is 200 sqm<br>Minimum site area is 850 sqm<br><br>In relation to DTS/DPF 4.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) no value is returned for DTS/DPF 4.1(b) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy unless DTS/DPF 4.1(a) is met. |
| Concept Plans | |
| PO 5.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br><br>**Description**<br>Concept Plan 74 - Shelley Beach - Kellidie Bay<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br><br>In relation to DTS/DPF 5.1, in instances where:<br><br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. |

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| | (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |
| Ancillary Buildings and Structures | |
| PO 6.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape, waterfront or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 6.1<br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary, except in the case of a site with a River Murray waterfront (including where there is an intervening public reserve), where outbuildings and carports are not to be located between the waterfront and the existing or proposed dwelling<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 6.2<br>Outbuildings designed and sited to mitigate their visibility from the waterfront. | DTS/DPF 6.2<br>Outbuildings are not located between the main building and waterfront boundary on a site/allotment with frontage to a waterfront. |
| PO 6.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 6.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size / Floor area<br>≤500m2 / 60m2<br>>500m2 / 80m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street |

| | |
|---|---|
| | (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 7.1 | DTS/DPF 7.1 |
| Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least:<br>(a) 5.5m from the primary street boundary; and<br>(b) as far back as the building line of the building to which it is ancillary, except in the case of a site with a River Murray waterfront (including where there is an intervening public reserve), where carports are not to be located between the waterfront and the existing dwelling.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m. |

8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
11. The carport is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained from a State Maintained Road, and will use a driveway that:
      (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least:
   (a) 5.5m from the primary street boundary; and
   (b) as far back as the building line of the building to which it is ancillary, except in the case of a site with a River Murray waterfront (including where there is an intervening public reserve), where outbuildings are not to be located between the waterfront and the existing dwelling.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

| | |
|---|---|
| | (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>11. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>12. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>13. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>14. Does not involve the clearance of native vegetation.<br>15. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>16. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment |

(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

6. Primary street setback - at least as far back as the building line of the building to which it is ancillary
7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m
8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
9. Does not involve the clearance of native vegetation
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.
3. Panels and associated components do not overhang any part of the roof.
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation.
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Temporary public service depot
Except where any of the following apply:

1. Occupies land for no longer than 3 months

- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- Major Urban Transport Routes Overlay
- State Heritage Place Overlay
- Traffic Generating Development Overlay
- Urban Transport Routes Overlay

2. Ensures litter and water are contained on site
3. Provides temporary security fencing around the perimeter of the site.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is ancillary to a dwelling erected on the site.
4. Primary street setback - as far back as the building line of the building to which it is ancillary.
5. Total floor area - does not exceed 40m2
6. Post height - does not exceed 3m measured from natural ground level.
7. Building height - does not exceed 5m.
8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
    (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

    (b) the amount of existing soft landscaping prior to the development occurring.

Water tank (above ground)
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. The tank is part of a roof drainage system.
4. Total floor area - not exceeding 30$m^2$.
5. The tank is located wholly above ground.
6. Tank height - does not exceed 4m above natural ground level.
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Water tank (underground)
Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Ramsar Wetlands Overlay

1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
2. The tank (including any associated pump) is located wholly below the level of the ground.
3. Does not involve the clearance of native vegetation.

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| None specified | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) dwelling<br>(b) dwelling addition | Except development that involves the creation of 4 or more dwellings. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) air handling unit, air conditioning system or exhaust fan<br>(c) carport<br>(d) deck<br>(e) fence<br>(f) internal building work<br>(g) land division<br>(h) outbuilding<br>(i) pergola<br>(j) private bushfire shelter<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) temporary public service depot<br>(r) verandah<br>(s) water tank. | None specified. |

| | |
|---|---|
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except where the combined gross leasable floor area of the these uses is greater than 100m$^2$. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) light industry<br>(b) warehouse<br>(c) store. | Except where the combined total floor area of the buildings plus any outdoor space used for any of the these uses is greater than 80m$^2$. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Strategic Employment Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state. |
| DO 2 | Employment-generating uses are arranged to:<br>(a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities<br>(b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries<br>(c) create new and enhance existing business clusters<br>(d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes<br>(e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones. |
| DO 3 | A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Automotive collision repair<br>(c) Electricity substation<br>(d) Energy generation facility<br>(e) Energy storage facility<br>(f) Fuel depot<br>(g) General industry<br>(h) Intermodal facility<br>(i) Light Industry |

| | |
|---|---|
| | (j) Motor repair station<br>(k) Public service depot<br>(l) Rail marshalling yard<br>(m) Renewable energy facility (other than a wind farm)<br>(n) Retail fuel outlet<br>(o) Service trade premises<br>(p) Shop<br>(q) Store<br>(r) Telecommunications facility<br>(s) Training facility<br>(t) Warehouse |
| PO 1.2<br>Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone. | DTS/DPF 1.2<br>Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:<br>(a) Bulky goods outlet<br>(b) Consulting room<br>(c) Indoor recreation facility<br>(d) Light industry<br>(e) Motor repair station<br>(f) Office<br>(g) Place of worship<br>(h) Research facility<br>(i) Service trade premises<br>(j) Store<br>(k) Training facility<br>(l) Warehouse. |
| PO 1.3<br>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres. | DTS/DPF 1.3<br>Shop where one of the following applies:<br>(a) with a gross leasable floor area up to 250m$^2$<br>(b) is a bulky goods outlet<br>(c) is a restaurant<br>(d) is ancillary to and located on the same allotment as an industry. |
| PO 1.4<br>Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas. | DTS/DPF 1.5<br>Telecommunications facility in the form of a monopole:<br>(a) up to a height of 30m<br>(b) no closer than 50m to neighbourhood-type zone. |
| PO 1.6<br>Bulky good outlets and standalone shops are located to provide convenient access. | DTS/DPF 1.6<br>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation. | DTS/DPF 2.1<br>Allotments:<br>(a) connected to an approved common waste water disposal service have an area of 2500m$^2$ or more and a frontage width of 30m or more<br>(b) that will require the disposal of waste water on-site have an area of 3000m$^2$ or more and a frontage width of 30m or more. |
| Built Form and Character | |
| PO 3.1<br>Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following:<br>(a) using a variety of building finishes<br>(b) avoiding elevations that consist solely of metal cladding<br>(c) using materials with a low reflectivity<br>(d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road. | DTS/DPF 3.2<br>None are applicable. |

PO 3.3

Buildings are set back from the primary street boundary to contribute to a consistent streetscape.

DTS/DPF 3.3

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage:<br>(i) 8m or more for proposed buildings up to 6m high<br>(ii) not less than 10m for proposed buildings greater than 6m high. |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | (a) 8m or more for proposed buildings up to 6m high<br>(b) not less than 10m for proposed buildings greater than 6m high. |

For the purposes of **DTS/DPF 3.3:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

PO 3.4

Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF 3.4

Building walls are set back 4m or more from a secondary street boundary.

PO 3.5

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

DTS/DPF 3.5

Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

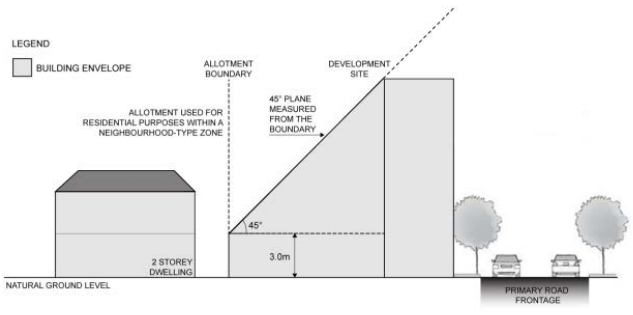
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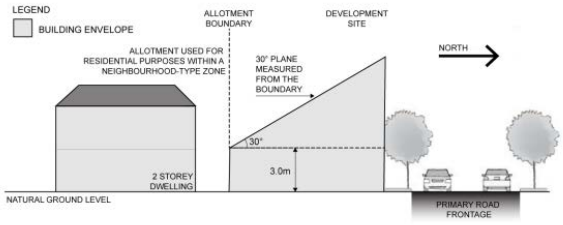
PO 4.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 4.1

Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):



| | |
|---|---|
| PO 4.2<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 4.2<br><br>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):<br><br><br> |
| PO 4.3<br><br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 4.3<br><br>None are applicable. |

Landscaping

| | |
|---|---|
| PO 5.1<br><br>Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone. | DTS/DPF 5.1<br><br>Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):<br><br>(a) where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary<br>or<br>(b) in accordance with the following: |

| Minimum width | Description |
|---|---|
| 8m | Along any boundary with the Open Space Zone associated with the River Torrens. |
| 5m | Along any boundary with a Highway, Freeway or Expressway. |
| 5m | Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following:<br>(a) Employment (Bulk Handling) Zone;<br>(b) Commercial and Business Zone;<br>(c) Resource Extraction Zone. |
| 3m | Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare. |
| 3m | Along an arterial or main road frontage within the zone (and not on the perimeter of the zone). |

| | |
|---|---|
| PO 5.2<br><br>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality. | DTS/DPF 5.2<br><br>Landscape areas comprise:<br><br>(a) not less than 10 percent of the site<br>(b) a dimension of at least 1.5m. |

| | |
|---|---|
| PO 5.3<br>Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings. | DTS/DPF 5.3<br>None are applicable. |
| Fencing | |
| PO 6.1<br>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas. | DTS/DPF 6.1<br>Fencing exceeding 2.1m in height is:<br>(a) located behind a façade of an associated building located on the same site or<br>(b) located behind a landscaped area along relevant street frontages or<br>(c) consists of visually permeable materials with landscaping behind. |
| Advertisements | |
| PO 7.1<br>Freestanding advertisements do not create a visually dominant element within the locality. | DTS/DPF 7.1<br>Freestanding advertisements:<br>(a) do not exceed 6m in height<br>(b) do not have a sign face exceeding 8m$^2$ per side. |
| Concept Plans | |
| PO 8.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 14 - Buckland Park<br>Concept Plan 18 - Playford North<br>Concept Plan 19 - Playford North Infrastructure<br>Concept Plan 21 - Virginia<br>Concept Plan 22 - Virginia Infrastructure<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 87 - Hindmarsh Road<br>Concept Plan 99 - Two Wells<br>Concept Plan 95 - Kingsford Regional Estate<br>Concept Plan 107 - Proper Bay<br>Concept Plan 102 - Gillman<br>In relation to DTS/DPF 8.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment |

| | |
|---|---|
| | 2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling area that is larger than 100m$^2$ where located within the Tunnel Protection Overlay<br>6. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

| | |
|---|---|
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a bulky goods outlet<br>(c) shop that is a restaurant<br>(d) shop that is ancillary to an industry on the same allotment. |
| Special industry | Any of the following:<br>(a) located in the Gillman Subzone<br>(b) located in the National Naval Shipbuilding Subzone<br>(c) located in the Significant Industry Subzone |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will

not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) telecommunications facility<br>(c) temporary public service depot. | Except development that does not satisfy any of the following:<br><br>1. Strategic Employment Zone DTS/DPF 4.1<br>2. Strategic Employment Zone DTS/DPF 4.2. |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) general industry<br>(c) light industry<br>(d) office<br>(e) motor repair station<br>(f) retail fuel outlet<br>(g) store<br>(h) warehouse. | Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Building for the purposes of railway activities. | None specified. |
| 7. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 9. Shop. | Except:<br><br>1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone<br>or |

| | |
|---|---|
| | 2. shop that does not satisfy Strategic Employment Zone DTS/DPF 1.3. |
| 10. Telecommunications facility. | Except telecommunications facility that does not satisfy Strategic Employment Zone DTS/DPF 1.5. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Gillman Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of major logistics, manufacturing, high technology and research land uses generating wealth and employment for the state that takes advantage of road, rail and ports infrastructure together with compatible business activities that support an expanding workforce. |
| DO 2 | Co-location of the management of Adelaide's waste, resource recovery and related processing and industrial activities to provide operational efficiencies and the economic provision of infrastructure, and provision of land for stormwater management and enhancement of tidal flow and habitat function of Magazine Creek, Range wetlands, samphire and mangroves. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development primarily for a range of major logistics and manufacturing plants, high technology and research. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Educational facility in association with an envisaged use<br>(b) Electricity substation<br>(c) Filling of land and associated stockpiling suitable for land reclamation<br>(d) Road transport terminal<br>(e) Service trade premises<br>(f) Stormwater retention / detention basin<br>(g) Store<br>(h) Training facility<br>(i) Warehouse. |
| PO 1.2<br>Shops and restaurants primarily cater to the surrounding workforce to enhance the amenity of the zone for those workers. | DTS/DPF 1.2<br>Shop that meets the following:<br>(a) has a gross leasable floor area not exceeding 500m$^2$<br>(b) is not a bulky goods outlet. |
| Hazard Risk Minimisation | |
| PO 2.1<br>Land identified for stormwater management and habitat rehabilitation in the subzone is not developed for industrial use unless:<br>(a) there is sufficient land capable of managing the regional and local stormwater catchment function in the location<br>(b) the land unlikely to be inundated by tidal flows as a result of the periodic opening of the tidal gates, taking into account long term sea-level rise<br>(c) it does not result in the removal of existing remnant samphire habitats or threaten the ability for expansion and inland migration of such habitats<br>(d) the provision of a new or the expansion of an existing sea flood protection levee or sea wall infrastructure can be accommodated into the future. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development minimises adverse disturbance to existing sea flood protection levees and infrastructure. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development is designed and sited to provide sufficient land for flood mitigation, including the establishment of new sea walls or sea flood protection levees to provide protection from stormwater and seawater flooding. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4 | DTS/DPF 2.4 |

| | |
|---|---|
| Development is protected against sea flood risk and sea level rise. | Development achieves one of the following:<br>(a) where no sea flood protection levee or seawall exists, minimum site and floor levels are at least 3.7m AHD and 3.95m AHD respectively, to provide protection from coastal flooding to the year 2050 and it allows for the practical establishment of protection measures against a further sea level rise of 0.7m and land subsidence to the year 2100<br>(b) a sea flood protection levee or sea wall has been constructed, which will provide the development with protection from coastal flooding to the year 2050, has a height of at least 3.7m AHD and is capable of being adapted to accommodate for a further sea level rise of 0.7m and land subsidence to the year 2100. |

### National Naval Shipbuilding Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Ship building and the long-term growth of defence related support industry uses generating wealth and employment for the state and nation. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of naval shipbuilding and defence related support industry uses. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Berthing structure<br>(b) Educational facility in association with ship building<br>(c) Ship building, lifting and/or launching facility<br>(d) Technology and support industries related to ship building and defence<br>(e) Wharf facilities. |
| PO 1.2<br>Development on land with direct water frontage comprises those functions of ship building and repair involving the movement of waterborne vessels from the water to the land and vice versa. | DTS/DPF 1.2<br>Development on land with direct water frontage comprises one or more of the following:<br>(a) Berthing structure<br>(b) Gantry and loading structure<br>(c) Harbour installation<br>(d) Navigational aid<br>(e) Ship lifting and/or launching facility<br>(f) Wharf structure. |
| PO 1.3<br>Shared use of facilities and structures to minimise the need for development to extend into or over the Port Adelaide River. | DTS/DPF 1.3<br>Development does not extend into or over the Port Adelaide River unless it comprises one or more of the following:<br>(a) Berthing structure<br>(b) Development ancillary to or in association with ship building<br>(c) Erosion protection or control<br>(d) Flooding protection or control<br>(e) Gantry and loading structure<br>(f) Ship lifting/launching facility<br>(g) Wharf structure. |
| PO 1.4<br>Development extending into or over the Port Adelaide River does not obstruct or interfere with shipping and navigation channels. | DTS/DPF 1.4<br>Development complies with the *Harbors and Navigation Act 1993*. |
| PO 1.5<br>Development maintains public access to land in the Open Space Zone located to the north of the subzone, unless an alternative public access route is provided. | DTS/DPF 1.5<br>None are applicable. |
| Interfaces | |
| PO 2.1<br>Development is designed and sited to incorporate noise attenuation measures to minimise impacts from noise emissions on sensitive land uses in an adjacent neighbourhood-type zone, particularly where extended operating hours are contemplated. | DTS/DPF 2.1<br>None are applicable. |
| Hazard Risk Minimisation | |
| PO 3.1<br>Development is protected against sea flood risk and sea level rise. | DTS/DPF 3.1<br>Development achieves the following: |

| | |
|---|---|
| | (a) minimum site and floor levels of 3.3m AHD and 3.55m AHD respectively to provide protection from coastal flooding to the year 2050, unless it can be demonstrated that lower levels will provide adequate protection<br>(b) provide for the practical establishment of protection measures against a further sea level rise of 0.7m and land subsidence to the year 2100. |

### Ports Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of port related activities that support the ongoing strategic and economic state significance of the area for the handling of export and import commodities |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development primarily for a range of port related activities. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Bunker facility<br>(b) Cargo handling facility<br>(c) Container terminal<br>(d) Customs operations<br>(e) Intermodal cargo transfer facility<br>(f) Office ancillary to and in association with port activity<br>(g) Ship repair facility<br>(h) Storage areas used for the temporary holding of port cargo<br>(i) Transhipment facility. |
| PO 1.2<br>Waterfront land developed for activities dependent on a direct frontage to the water, including port functions involving waterborne vessels and/or the movement of products or items from the water to the land (or vice versa). | DTS/DPF 1.2<br>Development on land with a direct frontage to the water comprises one or more of the following uses:<br>(a) Boat berth<br>(b) Gantry and loading structures<br>(c) Harbor installations<br>(d) Navigational aids<br>(e) Wharf facilities. |
| Landscaping | |
| PO 2.1<br>Development adjoining the waterfront landscaped to:<br>(a) screen storage areas otherwise open to public view<br>(b) enhance the appearance of the development and the waterfront<br>(c) provide amenity for employees on site. | DTS/DPF 2.1<br>None are applicable. |

### Significant Industry Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Major special industrial activities requiring large areas of land to manage interfaces with sensitive land uses and the environment that are of significance to the state and regional economy. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1 | DTS/DPF 1.1 |

| | |
|---|---|
| Development primarily for large scale, high impact special industry uses located on large areas of land to manage impacts on sensitive land uses and the environment. | None are applicable. |
| PO 1.2<br>Development does not occur that would prejudice special industry or the processing and storage of chemicals and minerals. | DTS/DPF 1.2<br>None are applicable. |
| Siting and Interfaces | |
| PO 2.1<br>Substantial visual and acoustic buffers are maintained between development and sensitive land uses. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Treatment or depositing of hazardous waste materials does not occur in proximity to residential development located in an adjacent zone. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Development is sited and designed to protect areas of heritage or cultural significance. | DTS/DPF 2.3<br>None are applicable. |
| Environmental Management | |
| PO 3.1<br>Development does not produce emissions that would harm human health or the environment. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development designed and sited to mitigate impacts upon the terrestrial and marine environment in the locality and areas of conservation significance. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development and operations designed and sited to avoid discharge of liquid or solid waste from the site or from entering the natural drainage system. | DTS/DPF 3.3<br>None are applicable. |
| Hazard Risk Minimisation | |
| PO 4.1<br>Areas for the storage and handling of hazardous material are bunded to:<br>(a) contain spillages and leaks of liquids used, stored or processed on the site of the development<br>(b) exclude the entry of external surface stormwater runoff that may pose a risk of pollution to the surrounding environment. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Adequate separation provided between development and buildings to mitigate on-site impacts in the event of an industrial accident. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Development is protected against sea flood risk and sea level rise. | DTS/DPF 4.3<br>None are applicable. |

## Strategic Innovation Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

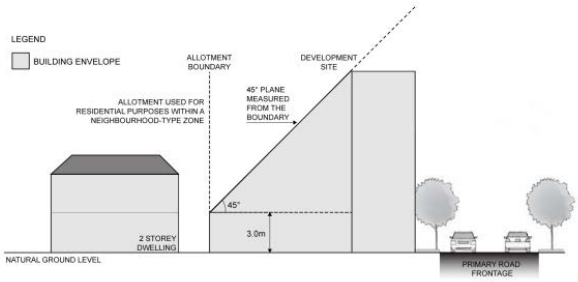
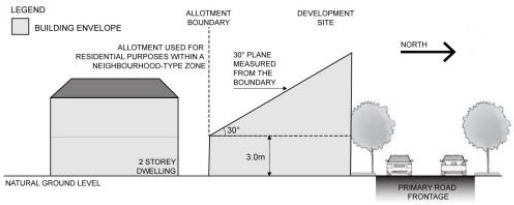
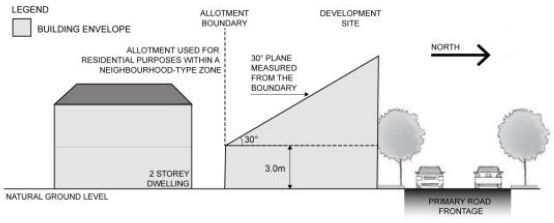
| Desired Outcome | |
|---|---|
| DO 1 | A range of health, education, and research activities supported by a mix of compatible housing, accommodation, tourism, hospitality, cultural, entertainment, recreation and retail land uses. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is associated with or ancillary to the provision of health and education services and the conduct of research. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Child care facility |

| | |
|---|---|
| | (b) Community facility<br>(c) Conference facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Educational facility<br>(g) Hospital<br>(h) Indoor recreation facility<br>(i) Library<br>(j) Light industry (including high technology and research based activity)<br>(k) Office<br>(l) Place of worship<br>(m) Public transport terminal<br>(n) Residential flat building<br>(o) Retirement facility<br>(p) Shop (excluding a bulky goods outlet)<br>(q) Student accommodation<br>(r) Supported accommodation<br>(s) Telecommunications facility<br>(t) Tourist accommodation<br>(u) Workers' accommodation. |
| PO 1.2<br>Development within walking distance of public transport stops comprises land uses that directly promote public transport use and provide opportunities for multi-purpose trips. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Light industrial and commercial development (including high technology and research-based activity) designed and sited to be compatible with adjoining uses. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Shops, offices and consulting rooms of a scale to maintain the amenity of nearby residents. | DTS/DPF 1.4<br>Shop, office or consulting room gross leasable floor area does not exceed 250m$^2$. |
| PO 1.5<br>Ground floor level uses promote high levels of pedestrian activity and contribute to an active and vibrant public realm. | DTS/DPF 1.5<br>Shop or consulting room land uses located on the ground floor level of buildings. |
| PO 1.6<br>Medium to high density residential development does not prejudice the operation of non-residential activity within the zone. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality. | DTS/DPF 1.7<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop:<br>(i) the total gross leasable floor area of the shop will not exceed 250m$^2$<br>(ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road:<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>or<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the building is a local heritage place<br>or<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |

<table>
<tr><td colspan="2">Built Form and Character</td></tr>
<tr><td>PO 2.1<br><br>Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.</td><td>DTS/DPF 2.1<br><br>None are applicable.</td></tr>
<tr><td>PO 2.2<br><br>Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible.</td><td>DTS/DPF 2.2<br><br>None are applicable.</td></tr>
<tr><td>PO 2.3<br><br>Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight.</td><td>DTS/DPF 2.3<br><br>Not less than 50% of the ground floor primary frontage of buildings :<br><br>(a) are visually permeable, transparent or clear glazed<br>(b) have a ground floor level at grade / level with the adjoining public realm footpath.</td></tr>
<tr><td>PO 2.4<br><br>Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential.</td><td>DTS/DPF 2.4<br><br>Buildings containing ground and first building levels built to dimensions including a minimum ceiling height of 3.5m.</td></tr>
<tr><td>PO 2.5<br><br>Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.</td><td>DTS/DPF 2.5<br><br>Buildings provide verandas, balconies, canopies, awnings or other pedestrian shelters over adjacent footpaths.</td></tr>
<tr><td>PO 2.6<br><br>Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.</td><td>DTS/DPF 2.6<br><br>None are applicable.</td></tr>
<tr><td>PO 2.7<br><br>Permanent fencing is visually permeable to support visibility and custom designed to high architectural standard.</td><td>DTS/DPF 2.7<br><br>None are applicable.</td></tr>
<tr><td colspan="2">Building height and setbacks</td></tr>
<tr><td>PO 3.1<br><br>Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer, Maximum Building Height (Metres) Technical and Numeric Variation layer and any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variations layer, or provides an orderly transition in scale, increasing from low scale at the zone interface to medium-to-high rise in the centre of the zone to complement the established local character.</td><td>DTS/DPF 3.1<br><br>Except where a Concept Plan specifies otherwise, development (excluding garages, carports and outbuildings) does not exceed the following building height(s):<br><br><table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 1 level</td></tr><tr><td>Maximum building height is 4 levels</td></tr><tr><td>Maximum building height is 5 levels</td></tr><tr><td>Maximum building height is 6 levels</td></tr><tr><td>Maximum building height is 10 levels</td></tr><tr><td>Maximum building height is 15 levels</td></tr><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 4.5m</td></tr><tr><td>Maximum building height is 16.5m</td></tr><tr><td>Maximum building height is 18.5m</td></tr><tr><td>Maximum building height is 24.5m</td></tr><tr><td>Maximum building height is 40.5m</td></tr><tr><td>Maximum building height is 60.5m</td></tr></table><br>In relation to DTS/DPF 3.1, in instances where:<br><br>(a) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</td></tr>
<tr><td>PO 3.2<br><br>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.</td><td>DTS/DPF 3.2<br><br><table><tr><th>Interface Height</th></tr><tr><td>Buildings constructed within a building envelope provided by a:<br><br>(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):</td></tr></table></td></tr>
</table>

| | Interface Height |
|---|---|
| | <br>(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br> |
| PO 3.3<br>Buildings are set back from site boundaries to create a continuous built form to public roads, and to create separation between lower scale and adjoining sensitive receivers. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.4<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division and site amalgamation facilitates integration of buildings, vehicle parking areas, access points and landscaping. | DTS/DPF 4.1<br>None are applicable. |
| Advertisements | |

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| PO 5.1<br>Advertisements:<br>(a) use simple graphics and are restrained in their size, design and colour<br>(b) provide an overall consistency along individual street frontages. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Advertisements along minor streets and laneways include a greater diversity of type, shape, numbers and design provided that they are small in scale and located to present a consistent message band to pedestrians. | DTS/DPF 5.2<br>None are applicable. |
| Movement and Access | |
| PO 6.1<br>Vehicle parking areas do not interfere with existing or proposed provision of a comprehensive bicycle and pedestrian path network integrated with networks in adjacent zones. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development preserves and enhances open space linkages between public reserves, sport/recreation facilities, walking/cycling paths and community areas. | DTS/DPF 6.2<br>None are applicable. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 24 - Glenside<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 89 - Tonsley<br>In relation to DTS/DPF 7.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 60m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street): |

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| | (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 60m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>11. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>12. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access |

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| | (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 60m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>10. Does not involve the clearance of native vegetation. |

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|---|---|
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 30m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop located within the Rehabilitation Subzone<br>(c) shop located within the Repatriation Subzone<br>(d) shop located within the Flinders Subzone<br>(e) shop located within the Activity Node Subzone<br>(f) shop that is a restaurant. |
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |

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|---|---|
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development that:<br>1. exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1<br>or<br>2. does not satisfy Strategic Innovation Zone DTS/DPF 3.2<br>or<br>3. involves the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>or<br>4. involves the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. a restaurant located in the Repatriation Subzone<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility, other than where located in the Repatriation Subzone<br>(c) community facility<br>(d) dwelling<br>(e) educational facility<br>(f) library<br>(g) place of worship<br>(h) residential flat building<br>(i) student accommodation<br>(j) tourist accommodation. | Except development that exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1 or does not satisfy Strategic Innovation Zone DTS/DPF 3.2. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop, other than a restaurant located in the Repatriation Subzone. | Except development that exceeds the maximum building height specified in Strategic Innovation Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Strategic Innovation Zone DTS/DPF 1.4<br>2. Strategic Innovation Zone DTS/DPF 3.2. |
| 6. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Rehabilitation Subzone

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A mix of primary land uses including facilities for health and aged care, rehabilitation, education and research along with residential, community, cultural, recreation and small-scale retail activities that meet the daily needs of the residential and visiting population. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Higher intensity activities located towards the centre or the primary focus of the Subzone, such as education, industry, health, commerce and retail, with lower scale development such as residential located at the periphery of the Subzone. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and visitor and residential accommodation. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Small to medium scale shops, offices and consulting rooms :<br>(a) meet the day to day needs for the local community, such as shops, offices, consulting rooms and the like<br>(b) serve the local community, such as educational facilities, child care facility, health and welfare services and the like<br>(c) are part of mixed use or wholly non-residential buildings<br>(d) contribute to a vibrant mixed use environment. | DTS/DPF 1.3<br>Shops, offices or consulting rooms not exceeding a maximum total gross leasable floor area of 2000m$^2$. |
| PO 1.4<br>A range of small to medium scale non-residential uses, services and facilities compatible with residential uses that serve the local community, such as educational facilities, child care facility, health and welfare services, community facilities and the like. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Well-designed and diverse medium density accommodation options, including dwellings and supported accommodation. | DTS/DPF 1.5<br>Residential development (other than residential development in a mixed use building) achieves a net residential density of not less than 40 dwellings per hectare, except where varied by a Concept Plan Technical and Numeric Variation Data Overlay. |
| Built Form and Character | |
| PO 2.1<br>Pedestrian and cycling connections link key land uses within the subzone and adjacent zones, including neighbouring residential areas. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings setback from the primary street boundaries to contribute to the consistent established streetscape. | DTS/DPF 2.2<br>The building line of a building set back from the primary street boundary:<br>(a) at least 6m from Flemington Street, Glenside<br>(b) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)<br>(c) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building<br>or<br>(d) in any other case, no minimum. |

### Flinders Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of education, health, research and employment facilities of regional significance mixed with medium to high density housing and various forms of accommodation supported by active and passive open space and a range of complementary activities such as shops, consulting rooms, offices and entertainment facilities concentrated around new railway infrastructure to meet the need of workers, students, residents and visitors. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Education, health, research and employment facilities mixed with housing and various forms of accommodation and enhanced by public open space, shops, consulting rooms, offices and entertainment facilities in suitable locations. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Public transport use, and opportunities for multi-purpose trips and passive surveillance of public transport stations are enhanced by:<br>(a) a high quality, themed, cohesive public realm<br>(b) active and vibrant frontages along streets and pedestrian thoroughfares, including the provision of retail and entertainment land uses<br>(c) the provision of intensive forms of residential and other accommodation<br>within walking distance of and along connections to existing or planned public transport stops and stations. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Significant open space areas are retained and include areas for active and passive recreation and informal vegetated areas that contribute to an open character and provide visual linkages to key sites. | DTS/DPF 1.3<br>None are applicable. |
| Building setbacks | |
| PO 2.1<br>Buildings are set back to protect the function of major transport routes. | DTS/DPF 2.1<br>Buildings are setback at least 10m from a major transport route identified in the Major Urban Transport Routes Overlay. |

### Repatriation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | An integrated, walkable health precinct comprising a range of facilities for health and aged care, rehabilitation, education, research, community and supported accommodation complemented by compatible retail activities and a variety of connected open spaces that cater for social and ceremonial gatherings, recreation, cultural activities and reflection. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A focus for health, aged care and related services, supported by land uses to enhance integration with the surrounding community and encourage multi-generational participation and vibrancy. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Small-scale shops that provide a supportive role to health, aged care and other allied services, without being a dominant feature to maintain the credentials of the subzone as a centre for community health, education, research and innovation. | DTS/DPF 1.2<br>Shops do not exceed (proposed and existing) an aggregate gross leasable floor area of 2000m$^2$ across the whole subzone. |
| PO 1.3<br>Administration, education, innovation and research activities focused around the existing | DTS/DPF 1.3<br>None are applicable. |

| | |
|---|---|
| Central Administration Buildings. | |
| PO 1.4<br>Community facilities located centrally in the subzone and focused around the Chapel, Schools Patriotic Fund (SPF) Hall and Peace Garden and set behind Daw House. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Health and rehabilitation facilities, supported accommodation and other compatible land uses located adjacent to another zone used for residential purposes to mitigate adverse amenity impacts on residential uses that abut the subzone. | DTS/DPF 1.5<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development respects and preserves buildings and areas of heritage significance and importance to World War II Veterans and their families, including the Chapel, Schools Patriotic Fund (SPF) Hall and Peace Garden. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>The adaptive re-use of heritage buildings to promote their ongoing use and conservation. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings and additions to places of heritage significance are sited and designed to retain their visual prominence and heritage values. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Buildings provide active street facades integrated with quality public realm and intimate and larger open spaces that cater for social and ceremonial gatherings, recreation, cultural activities and reflection. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Buildings are set back from the boundary of the subzone to create separation between lower scale and adjoining sensitive receivers and to maintain the amenity of adjacent residential land uses. | DTS/DPF 2.5<br>Buildings are set back at least 3m from the boundary of an allotment used for residential purposes within a neighbourhood-type zone. |
| PO 2.6<br>Development is of a bulk and scale to be compatible with adjoining land uses. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>The layout and integrity of the Peace Garden is retained and readily interpretable as a separate or special place within the surrounding open landscaping. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>The setting of the Central Administration Buildings is retained as prominent and iconic features to the main entrance off Daws Road.. | DTS/DPF 2.8<br>None are applicable. |
| PO 2.9<br>Development retains the external appearance and presentation of the former Gatehouse adjacent Daws Road and is designed to enhance connectivity between the interior and exterior of the building. | DTS/DPF 2.9<br>None are applicable. |
| PO 2.10<br>Development is sited and designed to retain Daw House as a prominent feature to Goodwood Road, set behind an open garden. | DTS/DPF 2.10<br>None are applicable. |
| Movement and Access | |
| PO 3.1<br>New vehicle access points to external roads are designed and sited to not interfere with road and intersection upgrades and maintain traffic flows. | DTS/DPF 3.1<br>None are applicable. |
| Landscaping | |
| PO 4.1<br>Trees and other landscaping is used to frame prominent buildings and entrances and provide amenity for pedestrians. | DTS/DPF 4.1<br>None are applicable. |

## Activity Node Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Retail activity focused around key roadways, public transport routes and rail corridors that provide focal points for workers, students, visitors and residents to socialize and congregate, complementing a range of other more predominant activities within the Strategic Innovation Zone. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Entertainment and recreation land uses that complement other significant health, education, research and business activities for the benefit of workers and visitors to the zone and the convenience and enjoyment of adjacent residential areas. | DTS/DPF 1.1<br><br>Development comprises one or more of the following, in addition to those identified in DTS/DPF 1.1 of the Strategic Innovation Zone:<br><br>(a) Advertisement<br>(b) Entertainment venue<br>(c) Parking facility<br>(d) Recreation area<br>(e) Shop (excluding a bulky goods outlet). |
| PO 1.2<br><br>Shopping and entertainment activities are suitably focused to support active, vibrant nodes for businesses and the surrounding neighbourhood are located at ground level as follows:<br><br>(a) in relation to the subzone in the suburb of Tonsley, generally west of Mab Eastern Promenade and along Alawoona Avenue<br>(b) in relation to the subzone in the suburb of Elizabeth Vale:<br>(i) the corner of John Rice Avenue and Haydown Road<br><br>and<br>(ii) along Haydown Road. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Residential development and accommodation at Elizabeth Vale is established:<br><br>(a) above non-residential land uses within mixed use buildings<br><br>or<br>(b) within standalone buildings north of Oldham Road. | DTS/DPF 1.3<br><br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br><br>Development fronting onto Haydown Road at Elizabeth Vale designed to create a main street theme at human scale through use of:<br><br>(a) fully glazed facades to the road frontage<br>(b) frequent tenancy openings along the street<br>(c) pedestrian cover through the provision of a canopy or awning<br><br>and complemented by consulting rooms, offices and residential development at upper levels. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Development fronting onto Haydown Road at Elizabeth Vale designed and sited to allow for provision of accessible public transport stops with raised platforms and shelters, and space for landscaping and street trees. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Car parking at Elizabeth Vale established to the rear of buildings, within basements or within decked parking spaces above ground level provided they are sleeved with active uses to the primary street frontage. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Iconic buildings on key corner sites at Elizabeth Vale, including at the following locations:<br><br>(a) northern-eastern corner of John Rice Avenue and Haydown Road<br>(b) Philip Highway and John Rice Avenue<br>(c) John Rice Avenue and Mark Road<br>(d) south-eastern corner of Mark Road and Oldham Road. | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5<br><br>Development of iconic buildings on key corner sites at Elizabeth Vale sited and designed to: | DTS/DPF 2.5<br><br>None are applicable. |

| | |
|---|---|
| (a) have an increased height to surrounding buildings to emphasise the corner and provide a sense of arrival<br>(b) provide a bold architectural statement through building design and use of high quality building materials. | |

## Suburban Activity Centre Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Cinema<br>(d) Community facility<br>(e) Consulting room<br>(f) Dwelling<br>(g) Educational facility<br>(h) Emergency services facility<br>(i) Hospital<br>(j) Hotel<br>(k) Indoor recreation facility<br>(l) Library<br>(m) Office<br>(n) Place of worship<br>(o) Recreation area<br>(p) Residential flat building<br>(q) Retail fuel outlet<br>(r) Retirement Facility<br>(s) Shop<br>(t) Supported Accommodation<br>(u) Tourist accommodation. |
| PO 1.2<br>Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities. | DTS/DPF 1.3<br>Dwellings are developed only in conjunction with non-residential uses and sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.4<br>Where residential development is appropriate having regarding to other performance outcomes of the zone, residential development achieves medium to high densities. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.5<br>Any of the following:<br>(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m$^2$<br>(b) cinema<br>(c) hotel<br>(d) licensed premises. |

| | |
|---|---|
| PO 1.6<br><br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.6<br><br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br><br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances:<br>(i) the building is a local heritage place<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br><br>Development complements adjacent development within the zone, and mitigates interface impacts on adjoining residential uses in neighbourhood-type zones through appropriate building siting, scale and design. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Development promotes the use of pedestrian and cyclist connections to centre facilities and services. | DTS/DPF 2.4<br><br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br><br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layers* or is generally low rise to complement the established streetscape and local character. | DTS/DPF 3.1<br><br>Building height is:<br><br>(a) not greater than:<br>(i) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 4.5m<br>Maximum building height is 6m<br>Maximum building height is 7m<br>Maximum building height is 8m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 11.5m<br>Maximum building height is 12m<br>Maximum building height is 12.5m<br>Maximum building height is 15m<br>Maximum building height is 16.5m<br>Maximum building height is 18.5m<br>Maximum building height is 22m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 24.5m |
| Maximum building height is 25.5m |
| Maximum building height is 32.5m |
| Maximum building height is 10.2m |
| Maximum building height is 20.5m |

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |
| Maximum building height is 5 levels |
| Maximum building height is 6 levels |
| Maximum building height is 7 levels |
| Maximum building height is 9 levels |

(ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 3 building levels up to a height of 12m

and

(b) not less than:

| Minimum Building Height (Levels) |
|---|
| Minimum building height is 1 level |
| Minimum building height is 2 levels |
| Minimum building height is 3 levels |

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field:
- (i) for the purpose of DTS/DPF 3.1(a)(i), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation* layer or *Maximum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (ii) for the purpose of DTS/DPF 3.1(b) refer to the *Minimum Building Height (Levels) Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 3.1(a)(i), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other

(e) no value is returned for DTS/DPF 3.1(b), (ie there is a blank field), then there is no minimum building height and DTS/DPF 3.1(b) is met.

PO 3.2

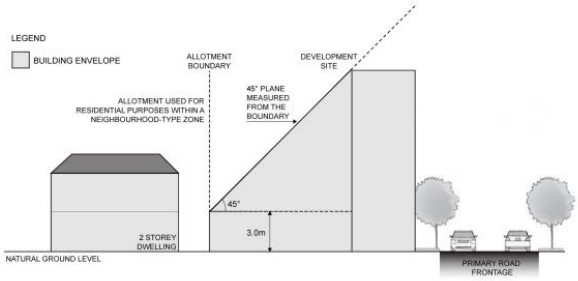
Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.2

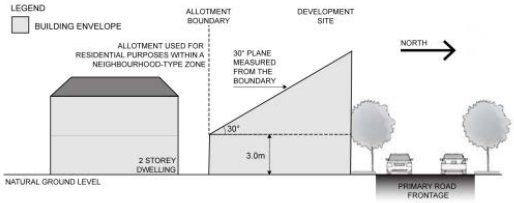
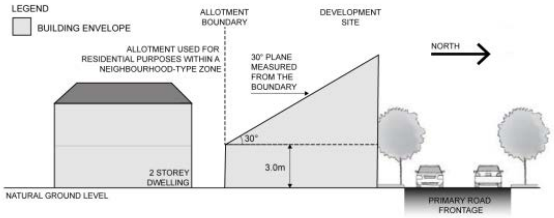
**Interface Height**

Buildings constructed within a building envelope provided by a:

(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):




(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):

| | |
|---|---|
| | **Interface Height**<br><br><br>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br> |
| PO 3.3<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.3<br>None are applicable. |
| Advertisements | |
| PO 4.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality. | DTS/DPF 4.2<br>Freestanding advertisements:<br>(a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 6m2 per side. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 70 - Mount Gambier Northern Gateway<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 11 - Munno Para<br>Concept Plan 13 - Suburban Activity Centre - Buckland Park<br>Concept Plan 14 - Buckland Park<br>Concept Plan 17 - Angle Vale<br>Concept Plan 18 - Playford North<br>Concept Plan 21 - Virginia<br>Concept Plan 16 - Angle Vale Infrastructure |

| Description |
|---|
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |
| Concept Plan 80 - Murray Bridge |
| Concept Plan 86 - Edwardstown |
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Concept Plan 100 - Gawler East |

In relation to DTS/DPF 5.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or |

| | |
|---|---|
| | (b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment, the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation |

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|---|---|
| | 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to a system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not include temporary stockpiling or storage of material or equipment over a designated stockpiling area that is larger than $100m^2$ where located within the Tunnel Protection Overlay<br>6. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding $15m^2$<br>5. The tank is located wholly above ground<br>6. Tank height does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal, the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

| | |
|---|---|
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) cinema<br>(d) community facility<br>(e) consulting room<br>(f) dwelling located above a non-residential building level<br>(g) indoor recreation facility<br>(h) library<br>(i) office<br>(j) place of worship | Except development that does not satisfy any of the following:<br>1. Suburban Activity Centre Zone DTS/DPF 3.1<br>2. Suburban Activity Centre Zone DTS/DPF 3.2. |

| | |
|---|---|
| (k) service trade premises<br>(l) shop<br>(m) temporary public service depot<br>(n) tourist accommodation. | |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Suburban Business Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses. |
| DO 2 | A zone characterised by low-rise buildings with additional height in well serviced and accessible locations. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Consulting room<br>(b) Dwelling<br>(c) Institutional facility<br>(d) Light industry<br>(e) Motor repair station<br>(f) Office<br>(g) Residential flat building<br>(h) Retail fuel outlet<br>(i) Service trade premises<br>(j) Shop<br>(k) Store<br>(l) Warehouse |
| PO 1.2<br><br>Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development. | DTS/DPF 1.2<br><br>Shops, offices and consulting rooms do not exceed 500m$^2$ in gross leasable floor area. |
| PO 1.3<br><br>Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality. | DTS/DPF 1.4<br><br>A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:<br><br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed the change in use is for a shop:<br>(i) the total gross leasable floor area of the shop will not exceed 500m$^2$<br>(ii) if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(iii) if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) or<br>(ii) the building is a local heritage place. |
| Built Form and Character | |
| PO 2.1<br><br>Building scale and design complement surrounding built form, streetscapes and local character. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones is primarily intended to accommodate sensitive receivers. | DTS/DPF 2.2<br><br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br><br>Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality. | DTS/DPF 3.1<br><br>Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 6m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 12m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 15m |

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |

(b) in all other cases (ie there is a blank field for both values):
- (i) 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development
- (ii) 3 building levels or 12m in all other cases.

In relation to DTS/DPF 3.1, in instances where:

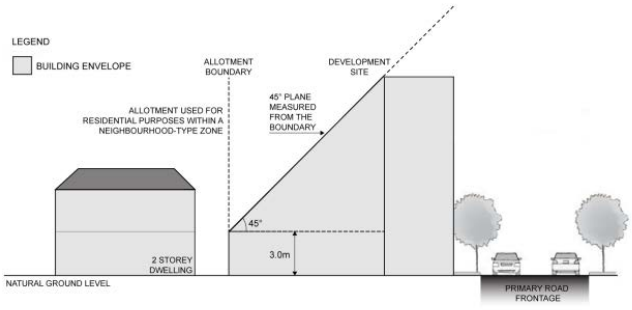
(c) more than one value is returned in the same field:
- (i) for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (ii) only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the street boundary):

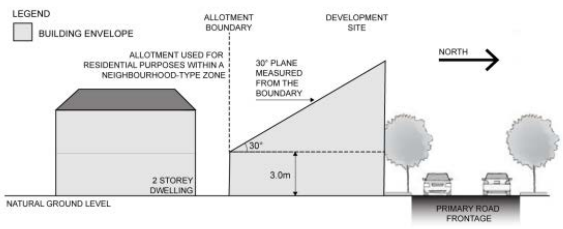



PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):




PO 3.4

Buildings are set back from primary street boundaries to contribute to a consistent

DTS/DPF 3.4

Buildings setback from the primary street boundary in accordance with the following table:

| | |
|---|---|
| streetscape. | <table><tr><th>Development Context</th><th>Minimum setback</th></tr><tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr><tr><td></td><td></td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr><tr><td></td><td></td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>(a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 6m</td></tr><tr><td></td><td></td></tr><tr><td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>6m</td></tr></table><br>For the purposes of **DTS/DPF 3.4:**<br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 3.5<br>Buildings are set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape. | DTS/DPF 3.5<br>Building walls are set back from the secondary street frontage:<br>(a) the average of any existing buildings on adjoining sites having frontage to the same street<br>or<br>(b) not less than 900mm where no building exists on an adjoining site. |
| PO 3.6<br>Buildings are set back from side boundaries to maintain adequate separation and ventilation. | DTS/DPF 3.6<br>Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries. |
| PO 3.7<br>Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses. | DTS/DPF 3.7<br>Building walls are set back from the rear boundary at least 3m. |
| PO 3.8<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.8<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division and / or site amalgamation create allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration. | DTS/DPF 4.1<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 5.1<br>Freestanding advertisements:<br>(a) do not exceed 6m in height<br>(b) do not have a sign face that exceeds $4m^2$ per side |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br><table><tr><th>Description</th></tr><tr><td>Concept Plan 3 - Mount Barker and Littlehampton</td></tr><tr><td>Concept Plan 92 - Meadows</td></tr><tr><td>Concept Plan 91 - Nairne West</td></tr><tr><td>Concept Plan 128 - Albert Park</td></tr><tr><td>Concept Plan 121 - Kilkenny</td></tr></table> |

In relation to DTS/DPF 6.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.

Ancillary Buildings and Structures

PO 7.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

DTS/DPF 7.1

Ancillary buildings and structures:

(a) are ancillary to a dwelling erected on the same site

(b) have a floor area not exceeding 60m$^2$

(c) are not constructed, added to or altered so that any part is situated
- (i) in front of any part of the building line of the dwelling to which it is ancillary or
- (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
- (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
- (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) f situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 7.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 7.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 7.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 7.3

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500m$^2$ | 60m$^2$ |
| >500m$^2$ | 80m$^2$ |

(c) are not constructed, added to or altered so that any part is situated:
- (i) in front of any part of the building line of the main building to which it is ancillary

| | |
|---|---|
| | or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved).<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street): |

(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.

10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
11. The carport is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.
12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
6. Total floor area - does not exceed 40$m^2$.
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).
8. Building height - does not exceed 5m.
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
    (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
    (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.
11. If the outbuilding is a garage - door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. If the outbuilding is a garage, it is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:

| | |
|---|---|
| | (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>17. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Primary street setback - at least as far back as the building to which it is ancillary.<br>4. Secondary street setback - at least 900mm from the boundary of the allotment.<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40$m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation |

| | |
|---|---|
| | 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed $40m^2$<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Does not involve the clearance of native vegetation |

<table>
<tr><td></td><td>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td></tr>
<tr><td>Water tank (above ground)<br>Except where any of the following apply:<br><ul><li>Historic Area Overlay</li><li>Local Heritage Place Overlay</li><li>Ramsar Wetlands Overlay</li><li>State Heritage Area Overlay</li><li>State Heritage Place Overlay</li></ul></td><td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15$m^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td></tr>
<tr><td>Water tank (underground)<br>Except where any of the following apply:<br><ul><li>Coastal Areas Overlay</li><li>Hazards (Acid Sulfate Soils) Overlay</li><li>Ramsar Wetlands Overlay</li></ul></td><td>1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation.</td></tr>
</table>

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) ancillary accommodation<br>(c) community facility<br>(d) dwelling<br>(e) residential flat building<br>(f) student accommodation. | Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Suburban Business Zone DTS/DPF 3.2<br>2. Suburban Business Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Suburban Business Zone DTS/DPF 1.2<br>2. Suburban Business Zone DTS/DPF 3.2<br>3. Suburban Business Zone DTS/DPF 3.3. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire.<br>(p) tree damaging activity<br>(q) verandah | None specified. |

| | |
|---|---|
| (r) water tank. | |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Suburban Main Street Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

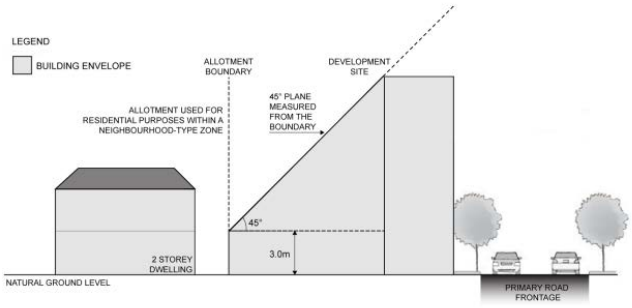
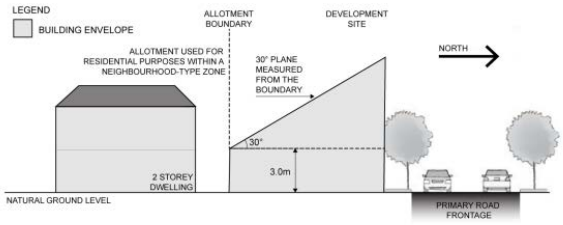
| Desired Outcome | |
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| DO 1 | A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area. |
| DO 2 | A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities. |
| DO 3 | An intimate public realm with active streets created by integrated mixed use buildings. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Cinema<br>(d) Community facility<br>(e) Consulting room<br>(f) Dwelling<br>(g) Health facility<br>(h) Hotel<br>(i) Indoor recreation facility<br>(j) Library<br>(k) Office<br>(l) Place of worship<br>(m) Shop<br>(n) Tourist accommodation. |
| PO 1.2<br>Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Ground floor uses contribute to an active and vibrant main street. | DTS/DPF 1.3<br>Shop, office, or consulting room uses are located on the ground floor level of buildings. |
| PO 1.4<br>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and | DTS/DPF 1.4<br>Dwellings developed in conjunction with non-residential uses are sited: |

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| pedestrian thoroughfares pleasant and lively places. | (a) at upper levels of buildings with non-residential uses located at ground level<br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.5<br>Tourist accommodation and visitor attractions support the visiting public and holiday makers. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.6<br>Any of the following:<br>(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m$^2$<br>(b) cinema<br>(c) hotel<br>(d) licensed premises. |
| PO 1.7<br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves:<br>the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>or<br>the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the building is a local heritage place<br>or<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br>Buildings sensitively frame the main street and public spaces and provide overall visual relief from building height and mass. | DTS/DPF 2.1<br>Buildings:<br>(a) include a clearly defined podium or street wall with a maximum building height of 1 building level or 4m in height<br>(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall. |
| PO 2.2<br>Buildings preserve the main street appearance by complementing the key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building. | DTS/DPF 2.4<br>Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m. |
| PO 2.5<br>Buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance. | DTS/DPF 2.5<br>Not less than 50% of the ground floor primary frontage of buildings is visually permeable, transparent or clear glazed. |

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| PO 2.6<br><br>Outbuildings, carports and garages located behind the primary building facing the main street ensure vibrancy and activity along the main street. | DTS/DPF 2.6<br><br>None are applicable. |
| PO 2.7<br><br>Development creates an efficient and convenient pedestrian network establishing linkages within the main street and to adjoining zones. | DTS/DPF 2.7<br><br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br><br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character. | DTS/DPF 3.1<br><br>Building height is:<br><br>(a) no greater than:<br>(i) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 9m<br>Maximum building height is 10m<br>Maximum building height is 12m<br>Maximum building height is 14m<br>Maximum building height is 24.5m<br>Maximum building height is 28m<br>Maximum building height is 10.5m<br>Maximum building height is 20m<br>Maximum building height is 48m<br>Maximum building height is 13m<br>Maximum building height is 17.5m<br>Maximum building height is 21m<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>Maximum building height is 7 levels<br>Maximum building height is 12 levels<br><br>(ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):<br>A. where the site has a frontage of at least 25m and depth of at least 50m - 4 building levels up to a height of 15m<br>or<br>B. in all other cases - 3 building levels up to a height of 12m<br><br>and<br><br>(b) not less than:<br><br>**Minimum Building Height (Levels)**<br>Minimum building height is 2 levels<br><br>In relation to DTS/DPF 3.1, in instances where:<br><br>(a) more than one value is returned is returned in the same field:<br>(i) for the purpose of DTS/DPF 3.1(a)(i), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(ii) for the purpose of DTS/DPF 3.1(b) refer to the *Minimum Building Height (Levels) Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned for DTS/DPF 3.1(b) (ie there is a blank field), then there is no minimum building height and DTS/DPF 3.1(b) is met. |
| PO 3.2<br><br>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.2<br><br>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): |

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| PO 3.3<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.3<br><br>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):<br><br> |
| PO 3.4<br><br>Buildings with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces. | DTS/DPF 3.4<br><br>None are applicable. |
| PO 3.5<br><br>Buildings with no setback from side boundaries achieve a continuity of street façade to the main street. | DTS/DPF 3.5<br><br>Except where contrary to DTS/DPF 3.2 or 3.3, building walls located on the site's side boundaries, with the front wall set back in line with neighbouring buildings. |
| PO 3.6<br><br>Buildings that are set back from rear boundaries (other than street boundaries) minimise impacts on neighbouring properties, including access to natural light and ventilation. | DTS/DPF 3.6<br><br>Buildings are set back a minimum 3 metres from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 3.7<br><br>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles. | DTS/DPF 3.7<br><br>Buildings are set back from the rear access way have:<br><br>(a) no requirement where the access way is 6.5m or more wide<br>or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| PO 3.8<br><br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.8<br><br>None are applicable. |
| Traffic, parking and access | |
| PO 4.1<br><br>Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2 | DTS/DPF 4.2 |

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| Vehicle parking is located behind buildings away from the primary main street frontage and is designed to minimise its impacts on residential amenity. | Vehicle parking areas are located behind the building line of the associated building. |
| Advertisements | |
| PO 5.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality<br>(e) are sited and designed to not detract from the main street character. | DTS/DPF 5.2<br>Freestanding advertisements:<br>(a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds $6m^2$ per side. |
| Land Division | |
| PO 6.1<br>Land division and site amalgamation creates allotments that are suitable for a variety of residential and commercial activities and improve the level of development integration. | DTS/DPF 6.1<br>None are applicable. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>In relation to DTS/DPF 7.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
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| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

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| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |

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| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment, the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |

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| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
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| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
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| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): | Except development that exceeds the maximum building height specified in Suburban Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following: |

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|---|---|
| (a) advertisement<br>(b) child care facility<br>(c) cinema<br>(d) community facility<br>(e) consulting room<br>(f) dwelling located above a non-residential building level<br>(g) indoor recreation facility<br>(h) library<br>(i) office<br>(j) place of worship<br>(k) shop<br>(l) temporary public service depot<br>(m) tourist accommodation. | 1. Suburban Main Street Zone DTS/DPF 3.2<br>2. Suburban Main Street Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Suburban Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |

| PO 1.1 | DTS/DPF 1.1 |
|---|---|
| Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character. | Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Educational facility<br>(g) Office<br>(h) Place of Worship<br>(i) Recreation area<br>(j) Shop<br>(k) Supported accommodation. |
| PO 1.2 | DTS/DPF 1.2 |
| Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied:<br>(i) it does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building)<br>(ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the existing gross leasable floor area within the Activity Centre<br>B. 1000m$^2$. |
| PO 1.3 | DTS/DPF 1.3 |
| Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | None are applicable. |
| PO 1.4 | DTS/DPF 1.4 |
| Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | Alteration of or addition to existing educational facilities, community facilities or child care facilities where:<br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 1.5 | DTS/DPF 1.5 |
| Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | None are applicable. |
| Site Dimensions and Land Division | |
| PO 2.1 | DTS/DPF 2.1 |
| Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality. | Development will not result in more than 1 dwelling on an existing allotment<br>or |

Allotments/sites for residential purposes accord with the following:

(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm; row dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 375 sqm; semi-detached dwelling is 375 sqm; row dwelling is 375 sqm; group dwelling is 375 sqm; residential flat building is 375 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 375 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 425 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 440 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 325 sqm; row dwelling is 300 sqm; group dwelling is 450 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 400 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 450 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 500 sqm; group dwelling is 350 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm; row dwelling is 300 sqm; group dwelling is 500 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 425 sqm; row dwelling is 425 sqm; group dwelling is 425 sqm; residential flat building is 425 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm |
| Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 625 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 625 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 400 sqm; group dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 350 sqm |
| Minimum site area is 400 sqm |
| Minimum site area is 420 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 800 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |

(b) site frontages (or allotment frontage in the case of land division) are not less than:

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 15m; group dwelling is 20m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 18m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 9m; group dwelling is 24m |

| | |
|---|---|
| | **Minimum Frontage**<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7m; group dwelling is 22m; residential flat building is 22m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m<br>Minimum frontage is 10m<br>Minimum frontage is 12m<br>Minimum frontage is 20m<br><br>In relation to DTS/DPF 2.1, in instances where:<br>(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.2<br>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose. | DTS/DPF 2.2<br>Where the site of a dwelling does not comprise an entire allotment:<br>(a) the balance of the allotment accords with site area and frontage requirements specified in Suburban Neighbourhood Zone DTS/DPF 2.1<br>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:<br>(i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space<br>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site coverage | |
| PO 3.1<br>Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation. | DTS/DPF 3.1<br>The development does not result in site coverage exceeding 50%. |
| Building Height | |
| PO 4.1<br>Buildings contribute to a low-rise suburban character and complement the height of nearby buildings. | DTS/DPF 4.1<br>Building height (excluding garages, carports and outbuildings) is no greater than:<br>(a) the following:<br>**Maximum Building Height (Metres)**<br>Maximum building height is 6m<br>Maximum building height is 8m<br>Maximum building height is 8.5m<br>Maximum building height is 9m<br>Maximum building height is 12m<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br>In relation to DTS/DPF 4.1, in instances where:<br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Meters) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| Primary Street Setback | |
| PO 5.1<br>Buildings are setback from primary street boundaries consistent with the existing | DTS/DPF 5.1<br>Buildings setback from the primary street boundary in accordance with the following tab |

streetscape.

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| | |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 8m |
| | |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 8m |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

| | |
|---|---|
| PO 6.1<br>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain a pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br>Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building (except for ancillary buildings and structures) on adjoining allotment is closer to the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street. |

Boundary Walls

| | |
|---|---|
| PO 7.1<br>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br>Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3m in wall height<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character. | DTS/DPF 7.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1. |

Side Boundary Setback

| | |
|---|---|
| PO 8.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings in a way that complements the character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |

Rear Boundary Setback

| | |
|---|---|
| PO 9.1<br>Buildings are set back from rear boundaries to provide: | DTS/DPF 9.1<br>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: |

| | |
|---|---|
| (a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | (a) if the size of the site is less than 301 square metres—<br>(i) 3m in relation to the ground floor of the building<br>(ii) 5m in relation to any other building level of the building<br>(b) if the size of the site is 301 square metres or more—<br>(i) 4m in relation to the ground floor of the building<br>(ii) 6m in relation to any other building level of the building. |

Concept Plans

| | |
|---|---|
| PO 10.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 10.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 87 - Hindmarsh Road<br>Concept Plan 94 - Old Reynella<br>Concept Plan 148 - Lockleys<br>In relation to DTS/DPF 10.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met. |

Ancillary Buildings and Structures

| | |
|---|---|
| PO 11.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 11.1<br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table: |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

| | |
|---|---|
| | (ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 11.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 11.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas |
| PO 11.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 11.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size: ≤500m² — Floor area: 60m²; >500m² — Floor area: 80m²<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 12.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 12.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment |

| | |
|---|---|
| | 2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>6. It does not involve the construction of a building that exceeds 3 building levels above the regulated surface level where located within the Tunnel Protection Overlay<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. Site coverage does not exceed 50%.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 30% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation<br>15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table: |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |

| | |
|---|---|
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring

16. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
17. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 40m$^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
8. Building height - does not exceed 5m
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
11. Site coverage does not exceed 50%
12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
13. The garage located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour
15. Does not involve-
    (a) excavation exceeding a vertical height of 1m; or
    (b) filling exceeding a vertical height of 1m,
16. Does not involve the clearance of native vegetation.
17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
    (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |

| | |
|---|---|
| | 201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring<br>19. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation<br>7. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>8. It does not include storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>9. It does not include temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** \| **Minimum percentage of site**<br><150 \| 10%<br>150-200 \| 15%<br>201-450 \| 20%<br>>450 \| 25%<br><br>(b) the amount of existing soft landscaping prior to the development occurring<br>12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
3. Panels and associated components do not overhang any part of the roof
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted;
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

   (b) the amount of existing soft landscaping prior to the development occurring
10. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay
11. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed 40$m^2$
6. Post height - does not exceed 3m measured from natural ground level
7. Building height - does not exceed 5m
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment
9. Site coverage does not exceed 60%
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
   (a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

   (b) the amount of existing soft landscaping prior to the development occurring

<table>
<tr><td></td><td>12. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>13. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</td></tr>
<tr><td>Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td><td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</td></tr>
<tr><td>Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay</td><td>1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay.</td></tr>
</table>

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Shop with a gross leasable floor area less than 1000m2 |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building<br>(e) supported accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Alteration of or addition to any of the following (or of any combination of any of the following):<br>(a) child care facility<br>(b) community facility<br>(c) educational facility. | Except where development does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.4. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Suburban Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. does not satisfy Suburban Neighbourhood Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 6. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building | None specified. |

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| (l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire.<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Tourism Development Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Tourist accommodation and a range of complementary entertainment, recreation and service activities catering to the needs and enjoyment of travellers. | DTS/DPF1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Amenity block, including shower, toilet and laundry facilities<br>(c) Caravan and tourist park<br>(d) Coast protection works<br>(e) Dwelling ancillary to tourist accommodation<br>(f) Indoor recreation facility<br>(g) Office ancillary to tourist accommodation<br>(h) Recreation facility<br>(i) Retail fuel outlet<br>(j) Shop<br>(k) Spa pool<br>(l) Swimming pool<br>(m) Tourist accommodation<br>(n) Tourist information centre. |

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| PO 1.2<br>Shops complement tourist accommodation and recreational activities to provide services and amenities to travellers at a scale that maintains the tourism values at the relevant location. | DTS/DPF1.2<br>Shop is not a bulky goods outlet<br>and:<br>(a) is a restaurant ancillary to and in association with tourist accommodation on the same allotment<br>or<br>(b) has a gross leasable floor area not exceeding 250m$^2$ and is ancillary to another building used for non-residential purposes on the same allotment. |
| PO 1.3<br>Offices associated with and ancillary to tourist accommodation or non-residential development support the management and operational aspects of tourist development. | DTS/DPF1.3<br>Office:<br>(a) is ancillary to and located on the same allotment as tourist accommodation<br>(b) has a gross leasable floor area not exceeding 50m$^2$. |
| PO 1.4<br>Dwellings in the form of a manager or caretaker residence support the efficient management and maintenance of tourist accommodation and related facilities. | DTS/DPF1.4<br>Dwelling:<br>(a) is ancillary to and located on the same allotment as tourist accommodation<br>(b) will not result in more than one dwelling on an allotment. |
| Land Division | |
| PO 2.1<br>Land division, including boundary realignments, support:<br>(a) a range of tourist accommodation, recreation, entertainment and community activities<br>(b) pedestrian and bicycle access between attractions within and adjacent to the zone. | DTS/DPF 2.1<br>None are applicable. |
| Advertisements | |
| PO 3.1<br>Advertisements complement the scale of buildings and are not visually dominant within the locality. | DTS/DPF 3.1<br>None are applicable. |
| Concept Plans | |
| PO 4.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 4.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>In relation to DTS/DPF 4.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |

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| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent |

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|---|---|
| | 10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation |

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|---|---|
| | 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed $40m^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding $15m^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

## Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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## Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Any of the following:<br>(a) Light industry<br>(b) Winery development in the Winery Experience Subzone. |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000$m^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) amenity block, shower, toilet and laundry facilities (or any combination thereof)<br>(b) caravan and tourist park<br>(c) indoor recreation facility<br>(d) office<br>(e) recreation facility<br>(f) restaurant<br>(g) shop<br>(h) tourist accommodation<br>(i) tourist information centre. | Except where the site of the development is adjacent land to a site (or land) used for residential purpose in a neighbourhood-type zone. |
| 3. Any development involving any of the following (or of any combination of any of the following) where located within the Monarto Safari Park Subzone:<br>(a) community facility<br>(b) consulting room in the form of a veterinary clinic/hospital<br>(c) educational facility<br>(d) zoological park. | Except where the site of the development is adjacent land to a site (or land) used for residential purpose in a neighbourhood-type zone. |
| 4. Any development involving any of the following (or of any combination of any of the following) where located within the Winery Experience Subzone:<br>(a) convention centre<br>(b) winery. | Except where the site of the development is adjacent land to a site (or land) used for residential purpose in a neighbourhood-type zone. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement | None specified. |

| | |
|---|---|
| (b) air handling unit, air conditioning system or exhaust fan<br>(c) carport<br>(d) coast protection works<br>(e) deck<br>(f) fence<br>(g) internal building works<br>(h) land division<br>(i) outbuilding<br>(j) pergola<br>(k) private bushfire shelter<br>(l) replacement building<br>(m) retaining wall<br>(n) shade sail<br>(o) solar photovoltaic panels (roof mounted)<br>(p) swimming pool or spa pool and associated swimming pool safety features<br>(q) temporary accommodation in an area affected by bushfire<br>(r) tree damaging activity<br>(s) water tank<br>(t) verandah. | |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Dwelling. | Except dwelling that does not satisfy Tourism Development Zone DTS/DPF 1.4. |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 9. Telecommunications facility. | Except telecommunications facility that exceeds 30 metres in height or where the site of the development is adjacent land to a site (or land) used for residential purpose in a neighbourhood-type zone. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

### Monarto Safari Park Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Establishment of an international standard fauna conservation park and educational and passive recreational resource where watercourses and other environmentally important features are protected from development and buffers are maintained to adjoining land uses. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of a range of land uses that are associated with or ancillary to the operation of a zoological park and provide facilities for tourists and visitors. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Community facility<br>(b) Consulting room, where in the form of a veterinary clinic/hospital<br>(c) Educational facility<br>(d) Office<br>(e) Recreation facility<br>(f) Restaurant |

| | |
|---|---|
| | (g) Shop<br>(h) Tourist accommodation<br>(i) Tourist information centre<br>(j) Zoological park. |
| PO 1.2<br>Shops are limited in scale and function to service the needs of visitors and tourists. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings used for commercial purposes, including shops, restaurants, tourist accommodation and visitor information facilities are designed and sited to:<br>(a) be sympathetic with existing landscape features and utilise existing vegetation to soften visual impact<br>(b) complement the natural environment through use of open verandahs, natural materials and colours. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Outbuildings are sited in locations that are not visually prominent and comprise low reflective materials and colours that complement the natural landscape. | DTS/DPF 2.2<br>None are applicable. |
| Environmental Management | |
| PO 3.1<br>Development protects natural features and does not result in:<br>(a) removal or clearance of important native vegetation<br>(b) reduced surface or underground water quality<br>(c) land form degradation. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Stormwater runoff generated by development is controlled and treated to ensure any contaminants are retained on-site and not deposited directly into any watercourse identified in the Water Resources Overlay. | DTS/DPF 3.2<br>None are applicable. |

### River Murray Experience Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Recreation and tourism facilities including tourist accommodation and water-based tourism and public recreation uses focused within the River Murray Valley, together with continuation of primary production. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of a range of recreation uses, tourism facilities, water-based activities and accommodation for visitors. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Detached dwelling<br>(b) Marina, located off-channel<br>(c) Mooring facility, located on-river<br>(d) Jetty<br>(e) Office ancillary to tourism development or tourist accommodation<br>(f) Outbuilding<br>(g) Pontoon<br>(h) Recreation area<br>(i) Shop ancillary to tourism development or tourist accommodation<br>(j) Tourist accommodation. |
| PO 1.2<br>Tourism development that complements or provides interpretation of:<br>(a) the natural environment of the River Murray Valley<br>(b) local primary production<br>(c) local cultural heritage. | DTS/DPF 1.2<br>None are applicable. |

| | |
|---|---|
| PO 1.3<br>Small-scale shops, including boat and watercraft hire facilities and the like, complement tourist accommodation and recreational activities to provide services and amenities to travellers at a scale that maintains the tourism values at the relevant location. | DTS/DPF 1.3<br>Shop is not a bulky goods outlet and:<br>(a) is in the form of a restaurant ancillary to and in association with tourist accommodation on the same allotment<br>or<br>(b) has a gross leasable floor area not exceeding 150m$^2$ and is ancillary to another building used for non-residential purposes on the same allotment. |
| PO 1.4<br>Detached dwellings established to support primary production or the efficient management and maintenance of recreation and tourism development. | DTS/DPF 1.4<br>Detached dwelling:<br>(a) is ancillary to and located on the same allotment as primary production or tourist accommodation<br>(b) will not result in more than one dwelling on an allotment. |
| PO 1.5<br>Development in the form of a manager or caretaker residence does not occur on allotments where a dwelling already exists and where:<br>(a) the allotment is less than 36ha in area<br>(b) it is intended to service small-scale tourist accommodation comprising 5 or less accommodation units. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Small-scale tourist accommodation that meets the needs of travellers and visitors and is distinguishable from the character and density of development in townships and settlements. | DTS/DPF 1.6<br>Tourist accommodation (including additions or alterations) achieves one or more of the following:<br>(a) is ancillary to and located on the same allotment as an existing dwelling<br>(b) is located within an existing building. |
| PO 1.7<br>Except where located within an existing building, tourist accommodation involving more than 5 accommodation units or accommodating more than 20 persons are:<br>(a) located on allotments of at least 10ha<br>(b) located on the same allotment as an existing dwelling to be used as a manager/caretaker residence. | DTS/DPF 1.7<br>None are applicable. |
| PO 1.8<br>Development on the waterfront does not occur unless:<br>(a) it involves a use that is dependent on waterfront access for its operation such as mooring of boats<br>(b) it will enhance public access. | DTS/DPF 1.8<br>None are applicable. |
| PO 1.9<br>Mooring facilities provided for vessels used for tourist accommodation and overnight stays. | DTS/DPF 1.9<br>None are applicable. |
| PO 1.10<br>Excavation and/or filling of land incidental to building work is kept to a minimum and:<br>(a) limited to a maximum depth or height no greater than 1.5m<br>(b) not below the 1956 River Murray Flood Plain. | DTS/DPF 1.10<br>None are applicable. |
| Built Form and Siting | |
| PO 2.1<br>Dwellings, tourist accommodation and associated outbuildings are not sited on a slope greater than 1-in-10. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings and structures are sited above the 1956 River Murray Flood Plain to reduce risks to life and property. | DTS/DPF 2.2<br>None are applicable. |
| Building Setbacks | |
| PO 3.1<br>Dwellings and tourist accommodation appropriately set back from allotment boundaries, roadways and the River Murray. | DTS/DPF 3.1<br>Buildings are setback:<br>(a) at least 40m from an adjoining allotment boundary or roadway<br>(b) at least 100m from a riverbank, cliff edge/escarpment and the boundary of the 1956 River Murray Flood Plain. |

## Winery Experience Subzone

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Viticulture and facilities for the continuing production, storage, distribution and sale of wine, together with a range of tourism facilities to provide visitor experiences and showcase wine product. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of viticulture and facilities for the continuing production, storage, distribution and sale of wine, complemented by a range of tourism development for visitors and tourists. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Convention centre<br>(b) Restaurant<br>(c) Tourist accommodation<br>(d) Tourism development<br>(e) Winery and associated facilities. |
| PO 1.2<br>Development of restaurants that complement winery and tourism development and provide experiences for visitors and tourists. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Development north of The Parade comprises low impact activities such as offices, storage and promotion activities associated with winery operations to minimise impacts on residential development within an adjoining neighbourhood-type zone. | DTS/DPF 1.3<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Buildings are of a design, scale and located to be sympathetic with and complement existing winery buildings and buildings of significant heritage value. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings, including winery and tourist development, are sited and designed to blend into the landscape, especially when viewed from public roads. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Winery development is provided with separate road access to tourism development and hospitality uses to minimise conflict between users or impacts on existing winery operations. | DTS/DPF 2.3<br>None are applicable. |
| Land division | |
| PO 3.1<br>Land division that facilitates the continued viability and proper functioning of existing winery development. | DTS/DPF 3.1<br>None are applicable. |
| Landscaping | |
| PO 4.1<br>Landscaping screens and enhances buildings and service areas to minimise impacts on the character of the locality, particularly when viewed from outlying vantage points and public roads. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Development retains native vegetation and significant stands of existing trees to maintain and enhance the value of the landscape. | DTS/DPF 4.2<br>None are applicable. |

## Township Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities. |

| | |
|---|---|
| DO 2 | Development contributes to and enhances streetscapes and the settlement patterns comprising the township. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">Land Use</td></tr>
<tr><td>PO 1.1<br><br>A range of development types that complement local built form and the surrounding township context.</td><td>DTS/DPF 1.1<br><br>Development comprises one or more of the following uses:<br><br>(a) advertisement<br>(b) carport<br>(c) consulting room<br>(d) detached dwelling<br>(e) dwelling addition<br>(f) light industry<br>(g) office<br>(h) outbuilding<br>(i) semi-detached dwelling<br>(j) shop<br>(k) tourist accommodation<br>(l) verandah<br>(m) warehouse</td></tr>
<tr><td>PO 1.2<br><br>Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors.</td><td>DTS/DPF 1.2<br><br>Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m$^2$ in gross leasable floor area.</td></tr>
<tr><td>PO 1.3<br><br>Small-scale light industry and warehousing activities that supply a local service to the community and business activities.</td><td>DTS/DPF 1.3<br><br>The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store (or any combination thereof) does not exceed 250m$^2$.</td></tr>
<tr><td>PO 1.4<br><br>Small-scale tourist accommodation that supports the visiting public and holiday makers.</td><td>DTS/DPF 1.4<br><br>None are applicable.</td></tr>
<tr><td>PO 1.5<br><br>Development of a business, commercial or light industrial nature is grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.</td><td>DTS/DPF 1.5<br><br>Development is located adjacent to a site containing an existing non-residential use with the same primary street frontage.</td></tr>
<tr><td colspan="2">Built Form and Character</td></tr>
<tr><td>PO 2.1<br><br>Buildings are of a scale and design to complement the surrounding built form, streetscape and character.</td><td>DTS/DPF 2.1<br><br>None are applicable.</td></tr>
<tr><td>PO 2.2<br><br>Buildings contribute to a low-rise character and complement the height of nearby buildings.</td><td>DTS/DPF 2.2<br><br>Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.</td></tr>
<tr><td>PO 2.3<br><br>Buildings are set back from the primary street boundary to complement the existing streetscape character.</td><td>DTS/DPF 2.3<br><br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>
<table>
<tr><th>Development Context</th><th>Minimum setback</th></tr>
<tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>(a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 6m</td></tr>
<tr><td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>6m</td></tr>
</table>
</td></tr>
</table>

| | |
|---|---|
| | For the purposes of **DTS/DPF 2.3:**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 2.4<br><br>Buildings are set back from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality. | DTS/DPF 2.4<br><br>Buildings are no closer than 900mm to the secondary street boundary. |
| PO 2.5<br><br>Buildings (except for ancillary buildings and structures) are set back from rear boundaries to provide:<br><br>(a) access to natural light and ventilation for neighbours<br>(b) open space recreational opportunities<br>(c) space for landscaping and vegetation. | DTS/DPF 2.5<br><br>Building (except for ancillary buildings and structures) are no closer to the rear boundary of the site than:<br><br>(a) 4m for the ground floor of a building<br>(b) 6m for the upper floor of a building. |
| PO 2.6<br><br>Buildings are set back from side boundaries to:<br><br>(a) establish separation between buildings to complement the established character within a locality<br>(b) provide access to natural light and ventilation for neighbours. | DTS/DPF 2.6<br><br>Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:<br><br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| PO 2.7<br><br>Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation. | DTS/DPF 2.7<br><br>For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:<br><br>(a) does not exceed 3m in wall height<br>(b) does not exceed 11.5m in length<br>(c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary<br>(d) is set back at least 3 metres from any existing or proposed boundary walls. |
| Site Dimensions and Land Division | |
| PO 3.1<br><br>Allotments for residential purposes are of a suitable size and dimension to contribute to a housing pattern consistent with the locality. | DTS/DPF 3.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Allotments/sites for residential purposes accord with the following:<br><br>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): |

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 10 ha |
| Minimum site area is 100 ha |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 3,000 sqm |
| Minimum site area is 4,000 sqm |
| Minimum site area is 40 ha |
| Minimum site area is 500 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 600 sqm |
| Minimum site area is 800 sqm |
| Minimum site area is 850 sqm |

| | |
|---|---|
| | **Minimum Site Area**<br>Minimum site area is 900 sqm<br>Minimum site area is 950 sqm<br><br>(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:<br>(i) 1200m$^2$<br>(ii) the following:<br><br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm<br>Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm<br>Minimum site area is 1,000 sqm<br>Minimum site area is 10 ha<br>Minimum site area is 100 ha<br>Minimum site area is 1,200 sqm<br>Minimum site area is 1,500 sqm<br>Minimum site area is 3,000 sqm<br>Minimum site area is 4,000 sqm<br>Minimum site area is 40 ha<br>Minimum site area is 500 sqm<br>Minimum site area is 5,000 sqm<br>Minimum site area is 600 sqm<br>Minimum site area is 800 sqm<br>Minimum site area is 850 sqm<br>Minimum site area is 900 sqm<br>Minimum site area is 950 sqm<br><br>(c) site frontages are not less than 20m<br><br>In relation to DTS/DPF 3.1, in instances where:<br><br>(d) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(e) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy<br>(f) no value is returned for DTS/DPF 3.1(b)(ii) (i.e. there is a blank field), the value for DTS/DPF 3.1(b)(ii) is zero. |
| Advertisements | |
| PO 4.1<br><br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 4.1<br><br>Freestanding advertisements:<br><br>(a) do not exceed 2m in height<br>(b) do not have a sign face that exceeds 2m$^2$ per side. |
| Concept Plans | |
| PO 5.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br><br>In relation to DTS/DPF 5.1, in instances where:<br><br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply: | 1. The item will be installed on or within an existing dwelling. |

| | |
|---|---|
| • Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour |

| | |
|---|---|
| | 14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Nairne Redevelopment Subzone<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not located in an area subject to the Urban Transport Overlay, Non-Stop Corridors Overlay, Major Urban Transport Routes Overlay, Key Outback and Rural Routes Overlay, Key Railway Crossings Overlay, Future Local Road Widening Overlay or Future Road Widening Overlay, will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |

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|---|---|
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Nairne Redevelopment Subzone<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level |

| | |
|---|---|
| | 7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Nairne Redevelopment Subzone<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following): | Except development that: |

| | |
|---|---|
| (a) advertisement<br>(b) ancillary accommodation<br>(c) dwelling<br>(d) dwelling addition<br>(e) temporary public service depot. | 1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2<br>or<br>2. involves the creation of 4 or more additional dwellings<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2<br>or<br>2. does not satisfy Township Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) light industry<br>(b) store<br>(c) warehouse. | Except development that:<br>1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2<br>or<br>2. does not satisfy Township Zone DTS/DPF 1.3<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

### Nairne Redevelopment Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Redevelopment of the former Chapman's Smallgoods factory (the Chapman's site) and Bush Timbers' Salvage yard (Bush Timbers' site) (Nairne East) to achieve a mix of retail and medium density housing. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Shops (including a supermarket), consulting room, office and related uses are supplemented by other businesses that provide a range of goods and services to the surrounding neighbourhood and district. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Medium density residential development that does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit. | DTS/DPF 1.2<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Adaptive reuse of buildings complements the prevailing historic values of the locality. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development maintains the valued heritage and streetscape characteristics of the area. | DTS/DPF 2.2<br>None are applicable. |

## Township Activity Centre Zone

### Assessment Provisions (AP)

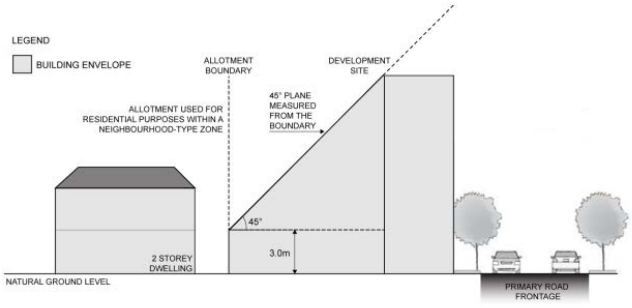
Desired Outcome (DO)

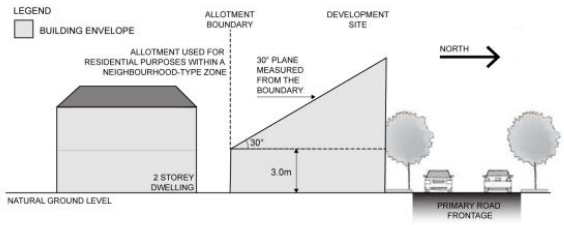
| Desired Outcome | |
|---|---|
| DO 1 | A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment. |
| DO 2 | The range of land uses that occur in the centre provide important services to town residents, rural hinterland and the broader region. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment, health , recreation related uses and other businesses provide a range of goods and services to the local community and the surrounding district. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Cinema<br>(d) Community facility |

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| | (e) Consulting room<br>(f) Dwelling<br>(g) Educational facility<br>(h) Emergency services facility<br>(i) Hospital<br>(j) Hotel<br>(k) Indoor recreation facility<br>(l) Library<br>(m) Office<br>(n) Place of worship<br>(o) Public transport terminal<br>(p) Recreation area<br>(q) Retail fuel outlet<br>(r) Service trade premises<br>(s) Shop<br>(t) Tourist accommodation. |
| PO 1.2<br><br>Residential development does not prejudice the operation of existing or future retail, office, entertainment or recreation related activity within the zone. | DTS/DPF 1.2<br><br>Dwellings are:<br><br>(a) developed in conjunction with non-residential uses<br>(b) sited either behind or above non-residential uses on the same allotment |
| PO 1.3<br><br>Tourist accommodation and visitor attractions support the visiting public and holiday makers. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.5<br><br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br><br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves:<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br><br>or<br><br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:<br>(i) the building is a local heritage place<br><br>or<br><br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br><br>or<br><br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br><br>Development complements adjacent development within the zone, and mitigates interface impacts on adjoining residential uses in neighbourhood- type zones, through appropriate building siting, scale and design. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2 | DTS/DPF 2.2 |

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| Buildings are sited and designed to create pedestrian, vehicular and visual linkages between the various built-form elements within the zone and adjoining main roads. | None are applicable. |
| Building height and setbacks | |
| PO 3.1<br><br>Buildings are set back from primary and secondary street boundaries to contribute to the consistent established streetscape. | DTS/DPF 3.1<br><br>Buildings are set back from road boundaries to align with buildings on adjoining land. |
| PO 3.2<br><br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally low-rise to complement the established streetscape and local character. | DTS/DPF 3.2<br><br>Building height is not greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 9m<br>Maximum building height is 15m<br>**Maximum Building Height (Levels)**<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 3 building levels up to a height of 12m.<br><br>In relation to DTS/DPF 3.2, in instances where:<br><br>(c) more than one value is returned in the same field for DTS/DPF 3.2(a), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 3.2(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| PO 3.3<br><br>Buildings mitigate visual impacts of massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.3<br><br>Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):<br><br><br> |
| PO 3.4<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.4<br><br>Buildings on sites with a southern boundary adjoining the allotment boundary of an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): |

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| PO 3.5<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.5<br>None are applicable. |
| Land division | |
| PO 4.1<br>Land division creates allotments that vary in size and are suitable for a variety of business and community facilities. | DTS/DPF 4.1<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality. | DTS/DPF 5.2<br>Freestanding advertisements:<br>(a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds $4m^2$ per side. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie<br>Concept Plan 9 - Blakeview<br>Concept Plan 21 - Virginia<br>Concept Plan 22 - Virginia Infrastructure<br>Concept Plan 50 - Roseworthy Town Expansion<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 98 - Mallala<br>Concept Plan 136 - Point Turton<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or |

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| | (b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or |

| | |
|---|---|
| | (c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are

excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) cinema<br>(d) community facility<br>(e) consulting room<br>(f) dwelling located above a non-residential building level<br>(g) indoor recreation facility<br>(h) library<br>(i) office<br>(j) place of worship<br>(k) service trade premises<br>(l) shop<br>(m) temporary public service depot<br>(n) tourist accommodation. | Except development that exceeds the maximum building height specified in Township Activity Centre Zone DTS/DPF 3.2 or does not satisfy any of the following:<br><br>1. Township Activity Centre Zone DTS/DPF 3.3<br>2. Township Activity Centre Zone DTS/DPF 3.4. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| Placement of Notices - Exemptions for Performance Assessed Development | |
| None specified. | |
| Placement of Notices - Exemptions for Restricted Development | |
| None specified. | |

## Township Main Street Zone

### Assessment Provisions (AP)

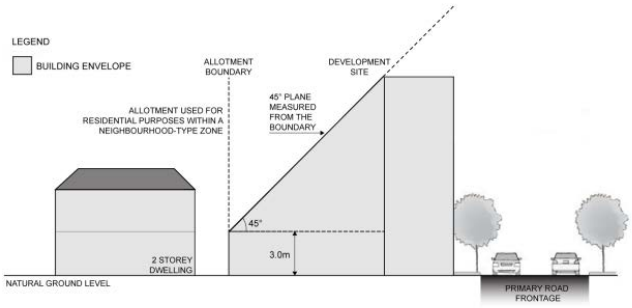
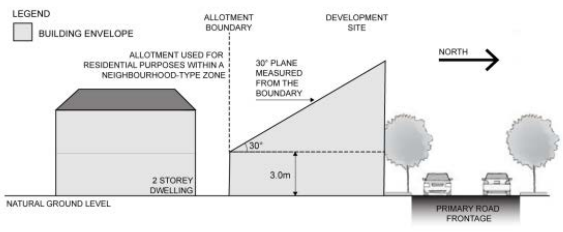
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax. |
| DO 2 | Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment and recreation related uses are supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Cinema<br>(d) Community facility<br>(e) Consulting room<br>(f) Dwelling<br>(g) Hotel<br>(h) Indoor recreation facility<br>(i) Library<br>(j) Office<br>(k) Place of worship<br>(l) Shop<br>(m) Tourist accommodation. |
| PO 1.2<br>Ground floor uses contribute to an active and vibrant main street. | DTS/DPF 1.2<br>Shop, office, or consulting room uses are located on the ground floor level of buildings. |
| PO 1.3<br>Residential development does not prejudice the operation of non-residential development and the long-term provision of services and facilities for wider community benefit. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Dwellings are developed in conjunction with non-residential uses to support business, entertainment and recreational activities. | DTS/DPF 1.4<br>Dwellings are developed in conjunction with non-residential uses and sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.5<br>Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.5<br>Any of the following:<br>(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m$^2$<br>(b) cinema<br>(c) hotel<br>(d) licensed premises. |
| PO 1.6<br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.6<br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) |

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| | (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances:<br>(i) the building is a local heritage place<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse. |
| Built Form and Character | |
| PO 2.1<br>Buildings and structures are designed to complement the traditional low-scale main street built form by ensuring wall, parapet and roof height, verandah profile, and materials of construction are consistent with adjacent traditional main street buildings. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings preserve main street character by complementing key traditional shop-front elements such as narrow building and tenancy footprint with frequently repeated frontages, clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings are adaptable and flexible to accommodate a range of land uses, including shops, offices, consulting rooms and residential land uses. | DTS/DPF 2.3<br>Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m. |
| PO 2.4<br>Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance. | DTS/DPF 2.4<br>Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. |
| PO 2.5<br>Pedestrian shelter and shade are provided over footpaths through the use of structures such as awnings, canopies and verandas. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Dwellings are generally sited behind or above non-residential uses on the same site to maintain vibrancy and activity along the main street. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Outbuildings, carports and garages are located behind the primary building facing the main street to ensure vibrancy and activity along the main street. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining zones. | DTS/DPF 2.8<br>None are applicable. |
| Building height and setbacks | |
| PO 3.1<br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation* layer and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is low-rise, with height commensurate with the development site's frontage and depth as well as the main street width, so that the impacts of building mass on adjoining properties and the streetscape are minimised. | DTS/DPF 3.1<br>Building height is not greater than:<br>(a) the following:<br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 9m<br>Maximum building height is 15m<br>Maximum building height is 7.5m<br>**Maximum Building Height (Levels)** |

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| | **Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br>Maximum building height is 4 levels<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):<br>(i) where the site has a frontage of at least 25m and depth of at least 50m - 3 building levels up to a height of 12m<br>(ii) in all other cases - 2 building levels up to a height of 9m.<br><br>In relation to DTS/DPF 3.1, in instances where:<br><br>(c) more than one value is returned in the same field for DTS/DPF 3.1(a), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| PO 3.2<br><br>Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.2<br><br>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):<br><br> |
| PO 3.3<br><br>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. | DTS/DPF 3.3<br><br>Buildings on sites with a southern boundary adjoining the boundary of an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):<br><br> |
| PO 3.4<br><br>Buildings are constructed to the front boundary to achieve a continuity of street façade to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces. | DTS/DPF 3.4<br><br>None are applicable. |
| PO 3.5<br><br>Buildings are constructed to side boundaries to achieve a continuity of street façade to the | DTS/DPF 3.5<br><br>Building walls are located on side boundaries. |

| | |
|---|---|
| main street. | |
| PO 3.6<br>Buildings are set back from rear boundaries (other than where these are also street boundaries) to minimise impacts on neighbouring properties, including access to natural light and ventilation. | DTS/DPF 3.6<br>Buildings are set back 3m or more from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 3.7<br>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles. | DTS/DPF 3.7<br>Buildings are set back from the rear access way have<br>(a) no minimum requirement where the access way is 6.5m or more wide<br>or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| PO 3.8<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.8<br>None are applicable. |
| Traffic, parking and access | |
| PO 4.1<br>Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Vehicle parking is located behind buildings away from the primary main street frontage and designed to minimise impacts on residential amenity. | DTS/DPF 4.2<br>Vehicle parking areas are located behind the building line of the associated building. |
| Advertisements | |
| PO 5.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality<br>(e) are sited and designed to not detract from the main street character. | DTS/DPF 5.2<br>Freestanding advertisements:<br>(a) do not exceed 5m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 4m$^2$ per side. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 21 - Virginia<br>Concept Plan 22 - Virginia Infrastructure<br>Concept Plan 71 - Hamley Bridge<br>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints<br>Concept Plan 99 - Two Wells<br>Concept Plan 100 - Gawler East<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

## Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush.<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels).<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved). |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. Does not involve the clearance of native vegetation. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or |

| | |
|---|---|
| | (b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |

| | |
|---|---|
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Temporary public service depot<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• Major Urban Transport Routes Overlay<br>• State Heritage Place Overlay<br>• Traffic Generating Development Overlay<br>• Urban Transport Routes Overlay | 1. Occupies land for no longer than 3 months<br>2. Ensures litter and water are contained on site<br>3. Provides temporary security fencing around the perimeter of the site. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996.*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) cinema<br>(d) community facility<br>(e) consulting room<br>(f) dwelling located above a non-residential building level<br>(g) indoor recreation facility<br>(h) library<br>(i) office<br>(j) place of worship<br>(k) shop<br>(l) temporary public service depot<br>(m) tourist accommodation. | Except development that exceeds the maximum building height specified in Township Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Township Main Street Zone DTS/DPF 3.2<br>2. Township Main Street Zone DTS/DPF 3.3. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 5. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 6. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Accommodation of a range of housing types that respond to housing preferences in a manner that contributes to and enhances township streetscapes and original settlement patterns. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Predominantly residential development with complementary non-residential uses compatible with the township streetscapes and established settlement patterns. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Consulting room<br>(c) Dwelling<br>(d) Office<br>(e) Recreation area<br>(f) Shop |
| PO 1.2<br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. |
| PO 1.3<br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br>(a) small scale commercial uses such as offices, shops, and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.4<br>None are applicable. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites for residential purposes are consistent with the density expressed in any relevant *Minimum Site Area Technical and Numeric Variation* or are of a suitable size and dimension to accommodate the anticipated dwelling form, achieve compatibility with the prevailing development pattern in the locality and provide for appropriate wastewater disposal. | DTS/DPF 2.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Allotments/sites for residential purposes accord with the following:<br>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm<br>Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm<br>Minimum site area is 1,000 sqm<br>Minimum site area is 1,200 sqm<br>Minimum site area is 500 sqm |

| Minimum Site Area |
|---|
| Minimum site area is 750 sqm |
| Minimum site area is 800 sqm |

or

(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:

(i) 1200m$^2$

(ii) the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

| Minimum Site Area |
|---|
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1,200 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 750 sqm |
| Minimum site area is 800 sqm |

and

(c) site frontages are not less than:

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 20m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m |
| Minimum frontage is 12m |
| Minimum frontage is 15m |
| Minimum frontage is 18m |
| Minimum frontage is 20m |
| Minimum frontage is 25m |

In relation to DTS/DPF 2.1, in instances where:

(d) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation layer* or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(e) no value is returned for DTS/DPF 2.1(a) (i.e, there is a blank field) then non are applicable and the relevant development cannot be classified as deemed-to-satisfy

(f) no value is returned for DTS/DPF 2.1(b)(ii) (i.e, there is a blank field) then the value for DTS/DPF 2.1(b)(ii) is zero

(g) no value is returned for DTS/DPF 2.1(c)(i) (i.e, there is a blank field) then the minimum site frontage is 20m.

PO 2.2

Development results in sites suitable for their intended purpose.

DTS/DPF 2.2

Where the site of a dwelling does not comprise an entire allotment:

(a) the balance of the allotment accords with the requirements specified in DTS/DPF 2.1

(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:

(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space

(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Site Coverage

PO 3.1

Building footprints are consistent with the character and pattern of the township and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS/DPF 3.1

Development does not result in site coverage exceeding:

| Site Coverage |
|---|
| Maximum site coverage is 35 per cent |

In instances where:

(a) no value is returned (i.e. there is a blank field), then 50% applies

(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

Building Height

PO 4.1

Building and wall height contributes to the prevailing character of the neighbourhood and complements the height of nearby buildings.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) is no greater than:

(a) the following:

| | |
|---|---|
| | **Maximum Building Height (Metres)**<br>Maximum building height is 9m<br>Maximum building height is 7.5m<br>**Maximum Building Height (Levels)**<br>Maximum building height is 1 level<br>Maximum building height is 2 levels<br><br>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.<br><br>In relation to DTS/DPF 4.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Maximum Building Height (levels) Technical and Numeric Variation* layer or *Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. |
| PO 4.2<br><br>Additions and alterations do not adversely impact on the streetscape character. | DTS/DPF 4.2<br><br>Additions and alterations:<br><br>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street<br>or<br>(b) meet all of the following:<br>(i) do not include any development forward of the front façade building line<br>(ii) where including a second or subsequent building level addition, it does not project beyond a 45 degree angle measured from ground level at the building line of the existing building. |
| Primary Street Setback | |
| PO 5.1<br><br>Buildings are set back from primary street boundaries consistent with the existing streetscape. | DTS/DPF 5.1<br><br>Buildings setback from the primary street boundary in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 6m<br>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — 6m<br><br>For the purposes of **DTS/DPF 5.1:**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| Secondary Street Setback | |
| PO 6.1<br><br>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character. | DTS/DPF 6.1<br><br>Building walls are set back from the secondary street boundary (other than a rear laneway):<br><br>(a) no less than:<br><br>**Minimum Side Boundary Setback**<br>Minimum side boundary setback is 1m<br><br>or<br><br>(b) 900mm, whichever is greater<br><br>or |

| | |
|---|---|
| | (c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.<br><br>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then the value for DTS/DPF 6.1(a) is zero. |
| Boundary Walls | |
| PO 7.1<br><br>Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | DTS/DPF 7.1<br><br>Buildings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:<br><br>(a)<br>**Minimum Side Boundary Setback**<br>Minimum side boundary setback is 1m<br><br>or<br><br>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:<br>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(ii) side boundary walls do not:<br>A. exceed 3.2m in wall height from the lower of the natural or finished ground level<br>B. exceed 8m in length<br>C. when combined with other walls on the boundary of the subject development site, exceed maximum 45% of the length of the boundary<br>D. encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br><br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character. | DTS/DPF 7.2<br><br>Dwelling walls in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1. |
| Side Boundary Setback | |
| PO 8.1<br><br>Buildings are set back from side boundaries to provide:<br><br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br><br>Other than walls located on a side boundary in accordance with Township Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:<br><br>(a) no less than:<br>**Minimum Side Boundary Setback**<br>Minimum side boundary setback is 1m<br><br>(b) in all other cases (i.e., there is a blank field), then:<br>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm<br>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level<br>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. |
| Rear Boundary Setback | |
| PO 9.1<br><br>Buildings are set back from rear boundaries to provide:<br><br>(a) separation between buildings in a way that complements the established character of the locality<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 9.1<br><br>Other than in relation to an access lane way, building walls are set back from the rear boundary at least:<br><br>(a) 4m for the first building level<br>(b) 6m for any second building level. |
| Appearance | |
| PO 10.1<br><br>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street. | DTS/DPF 10.1<br><br>Garages and carports facing a street (other than an access lane way):<br><br>(a) are set back at least 0.5m behind the building line of the associated dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m. |

| PO 10.2 | DTS/DPF 10.2 |
|---|---|
| The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms, and roof pitches of the predominant housing stock in the locality. | None are applicable. |
| Ancillary buildings and structures | |
| PO 11.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 11.1<br>Ancillary buildings and structures:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m$^2$<br>(c) are constructed, added to or altered so that they are situated at least:<br>(i) 0.5m behind the building line of the dwelling to which they are ancillary<br>or<br>(ii) 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street. has a total door/opening not exceeding 7m or 30% of the site frontage, whichever is the lesser<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 11.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 11.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 11.3<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 11.3<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size / Floor area<br>≤500m$^2$ / 60m$^2$<br>>500m$^2$ / 80m$^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street |

| | |
|---|---|
| | (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Concept Plans | |
| PO 12.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 12.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 3 - Mount Barker and Littlehampton<br>In relation to DTS/DPF 12.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 12.1 is met. |
| Advertisements | |
| PO 13.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 13.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

Carport

Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed 40m$^2$
6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)
7. Building height - does not exceed 5m
8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 8m unless:
   (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
   (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):
   (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
   (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
10. Site coverage does not exceed 50% or the amount specified in the *Site Coverage Technical and Numeric Variation* layer in the SA planning database (whichever is less).
11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 30% of the width of the allotment frontage (whichever is less).
12. The carport is located so that vehicle access:
   (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
   (b) is not obtained form a State maintained Road, and will use a driveway that:
      (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;
      (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
      (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
      (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
      (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour
14. Does not involve the clearance of native vegetation
15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding

Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 40m$^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)

| | |
|---|---|
| | 8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 8m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Site coverage does not exceed 50% or the amount specified in the Site Coverage Technical and Numeric Variation layer in the SA planning database (whichever is less).<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |

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<td>Private bushfire shelter<br>Except where any of the following apply:<br><br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation.</td>
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<td>Shade sail<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table>(b) the amount of existing soft landscaping prior to the development occurring.</td>
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<td>Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.</td>
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<td>Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay</td>
<td>1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:</td>
</tr>
</table>

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed $40m^2$
6. Post height - does not exceed 3m measured from natural ground level
7. Building height - does not exceed 5m
8. Length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment
9. Site coverage does not exceed 50% or the amount specified in the Site Coverage Technical and Numeric Variation layer in the SA planning database (whichever is less)
10. Does not involve the clearance of native vegetation
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Water tank (above ground)
Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place Overlay
- Ramsar Wetlands Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. The tank is part of a roof drainage system
4. Total floor area - not exceeding $15m^2$
5. The tank is located wholly above ground
6. Tank height - does not exceed 4m above natural ground level
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

| | |
|---|---|
| | (b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: |

| | |
|---|---|
| | (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. does not satisfy Township Neighbourhood Zone DTS/DPF 1.2<br>or<br>2. exceeds the maximum building height specified in Township Neighbourhood Zone DTS/DPF 4.1<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment). |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Demolition. | Except any of the the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified | |

## Urban Activity Centre Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours. |
| DO 2 | Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Shops, offices, entertainment, health, education and recreation related uses and other businesses that provide a comprehensive range of goods and services to the region. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Car park facility<br>(c) Child care facility<br>(d) Cinema<br>(e) Consulting room<br>(f) Community transport facilities<br>(g) Community facility<br>(h) Consulting room<br>(i) Dwelling<br>(j) Educational facility<br>(k) Emergency services facility<br>(l) Hospital<br>(m) Hotel<br>(n) Indoor recreation facility<br>(o) Library<br>(p) Licensed Premises<br>(q) Light industry<br>(r) Office<br>(s) Place of worship<br>(t) Public transport facilities<br>(u) Retail fuel outlet<br>(v) Retirement facility<br>(w) Shop<br>(x) Store<br>(y) Student accommodation<br>(z) Supported accommodation<br>(aa) Telecommunications facility<br>(ab) Tourist accommodation<br>(ac) Warehouse |
| PO 1.2<br><br>Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places. | DTS/DPF 1.4<br><br>Dwellings are located at upper levels of buildings with non-residential uses located at ground level. |
| PO 1.5<br><br>Where residential development is appropriate having regarding to other performance outcomes of the zone, residential development achieves medium-to-high densities. | DTS/DPF 1.5<br><br>None are applicable. |
| PO 1.6<br><br>Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. | DTS/DPF 1.6<br><br>Any of the following:<br><br>(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m$^2$ |

| | |
|---|---|
| | (b) cinema<br>(c) hotel<br>(d) licensed premises. |
| PO 1.7<br><br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7<br><br>A change of use to a shop, office, consulting room or any combination of these uses where all the following are achieved:<br><br>(a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, whether exclusive to the premises or shared as part of an integrated complex containing two or more tenancies with shared facilities for off-street vehicle parking. |
| Built Form and Character | |
| PO 2.1<br><br>Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Development integrated with existing or planned public or community transport interchanges and networks to support pedestrian access to activity centre facilities and services. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces. | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5<br><br>Development promotes the use of pedestrian and cyclist connections to centre facilities and services. | DTS/DPF 2.5<br><br>None are applicable. |
| PO 2.6<br><br>Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction. | DTS/DPF 2.6<br><br>Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. |
| Building height and setbacks | |
| PO 3.1<br><br>Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally medium-rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface. | DTS/DPF 3.1<br><br>Building height is:<br><br>(a) not greater than:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 9m<br>Maximum building height is 12m<br>Maximum building height is 14m<br>Maximum building height is 15m<br>Maximum building height is 16.5m<br>Maximum building height is 24.5m<br>Maximum building height is 10.5m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 11m |
| Maximum building height is 20m |
| Maximum building height is 40.5m |
| Maximum building height is 17.5m |
| Maximum building height is 21m |

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |
| Maximum building height is 5 levels |
| Maximum building height is 6 levels |
| Maximum building height is 7 levels |
| Maximum building height is 10 levels |

and

(b) not less than:

| Minimum Building Height (Levels) |
|---|
| Minimum building height is 2 levels |
| Minimum building height is 3 levels |
| Minimum building height is 4 levels |

In relation to DTS/DPF 3.1, in instances where:

(c) more than one value is returned in the same field then:
  (i) for the purpose of DTS/DPF 3.1(a), refer to the *Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development
  (ii) for the purpose of DTS/DPF 3.1(b) refer to the *Minimum Building Height (Levels) Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other

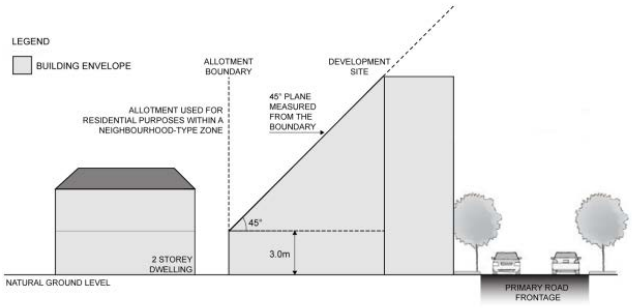
(e) no value is returned (ie there is a blank field), then:
  (i) for the purpose of DTS/DPF 3.1(a), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy
  (ii) for the purpose of DTS/DPF 3.1(b), then there is no minimum building height and DTS/DPF 3.1(b) is met.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary):

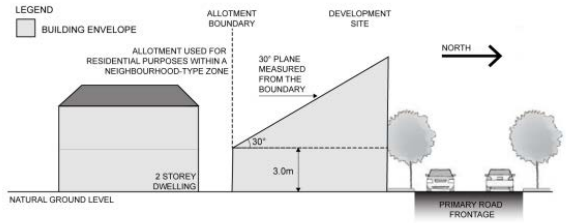



PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.3

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):




| | |
|---|---|
| PO 3.4<br>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 3.4<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities. | DTS/DPF 4.1<br>None are applicable. |
| Advertisements | |
| PO 5.1<br>Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality. | DTS/DPF 5.2<br>Freestanding advertisements:<br>(a) do not exceed 10m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 8m$^2$ per side. |
| Vehicle parking | |
| PO 6.1<br>Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm. | DTS/DPF 6.1<br>Vehicle parking areas are sited above or below street level, in decked or basement parking. |
| Concept Plans | |
| PO 7.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 7.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: |

| Description |
|---|
| Concept Plan 51 - Cruickshank's Corner |
| Concept Plan 52 - Dock One |
| Concept Plan 57 - McLaren's Wharf |
| Concept Plan 60 - Port Adelaide State Heritage Area |
| Concept Plan 61 - Port Approach |
| Concept Plan 67 - Woolstores |
| Concept Plan 3 - Mount Barker and Littlehampton |
| Concept Plan 9 - Blakeview |
| Concept Plan 54 - Fletchers Slip |
| Concept Plan 62 - Railways |
| Concept Plan 64 - Southern Approach |
| Concept Plan 58 - North West |
| Concept Plan 66 - West |
| Concept Plan 59 - Old Port Reach |
| Concept Plan 63 - Retail Core |
| Concept Plan 65 - Southern Gateway |
| Concept Plan 53 - East End |
| Concept Plan 55 - Hart's Mill |
| Concept Plan 56 - Main Street |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints |

| Description |
| --- |
| Concept Plan 93 - Noarlunga Centre |

In relation to DTS/DPF 7.1, in instances where:

(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.

(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
| --- | --- |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or |

| | |
|---|---|
| | (b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Shade sail consists of permeable material<br>2. The total area of the sail - does not exceed 40m$^2$<br>3. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>4. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>5. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>6. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>7. Does not involve the clearance of native vegetation<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |

| | |
|---|---|
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Special industry | None specified |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) consulting room<br>(d) dwelling | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Urban Activity Centre Zone DTS/DPF 3.2<br>2. Urban Activity Centre Zone DTS/DPF 3.3. |

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| (e) office<br>(f) residential flat building<br>(g) student accommodation<br>(h) supported accommodation. | |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) hotel<br>(b) licensed premises<br>(c) shop. | Except development that exceeds the maximum building height specified in Urban Activity Centre Zone DTS/DPF 3.1 or does not satisfy any of the following:<br>1. Urban Activity Centre Zone DTS/DPF 1.6<br>2. Urban Activity Centre Zone DTS/DPF 3.2<br>3. Urban Activity Centre Zone DTS/DPF 3.3. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

### Port Adelaide Centre Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Tourism, cultural and recreational facilities related to Port Adelaide's unique maritime and commercial heritage and character, and promotion of the zone as a major State tourism destination. |
| DO 2 | Optimal use of vacant and under-utilised land, buildings and the inner harbour of the Port Adelaide River. |
| DO 3 | Conservation and enhancement of items and areas of significance to the zone's unique maritime and commercial heritage, townscape, waterscape and landscape character. |
| DO 4 | A substantial increase in the number of residential dwellings, resident population and provision of accommodation and services for a wide range of people and household types in appropriate areas. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">Land Use and Intensity</td></tr>
<tr><td>PO 1.1<br><br>Development is located, staged and designed such that vacant or under-utilised land and buildings are redeveloped or reused for more appropriate uses.</td><td>DTS/DPF 1.1<br><br>None are applicable.</td></tr>
<tr><td>PO 1.2<br><br>Development is located, staged and designed such that vacant or under-utilised land and buildings are redeveloped or reused for more appropriate uses.<br><br><table><tr><th>Concept Map</th><th>Envisaged land uses</th></tr><tr><td>Cruickshank's Corner</td><td>Tourism and commercial development, with links to public open space, the public waterfront promenade and shore area</td></tr><tr><td>Dock One</td><td>Medium to high density residential development that includes mixed uses at ground floor level<br><br>Small craft mooring facilities</td></tr><tr><td>East End</td><td>Northern and south western parts: Offices, consulting rooms and similar uses that are suited to the conversion or rehabilitation of historic buildings in this area.<br><br>Old Port Dock Railway Station and yards: tourism, museum uses and car parking, with sites fronting St Vincent Street and Lipson Street primarily office, commercial and institutional uses<br><br>Southern part: Light industry, service industry, warehouse</td></tr><tr><td>Fletcher's Slip</td><td>Medium to high density residential dwellings<br><br>Small scale marine related businesses and tourism activity</td></tr><tr><td>Hart's Mill</td><td>Areas fronting Vincent Street: Tourist accommodation and tourist or commercial uses at ground level<br><br>Adjacent to the waterfront: Residential dwellings and mixed uses</td></tr><tr><td>Mainstreet</td><td>Small scale shops, offices, showrooms and consulting rooms<br><br>Residential development integrated above ground floor envisaged uses.</td></tr><tr><td>McLaren's Wharf</td><td>Mixed tourism, retail, office, recreational, educational and residential development of diverse character which capitalises on its access to the waterfront.<br><br>Development overlooking the Port Adelaide River: medium density to high density residential development.</td></tr><tr><td>North West</td><td>Medium to high density residential and small scale mixed use activities including some small scale tourist accommodation<br><br>Areas over water: ground level non-residential purposes including retail, tourism and commercial uses</td></tr><tr><td>Old Port Reach</td><td>Medium to high-density residential<br><br>development, including affordable housing</td></tr><tr><td>Port Adelaide State Heritage Area</td><td>Civic and administrative uses, small-scale offices, shipping agents and related commercial uses, and tourist facilities compatible with the area's historic townscape character.</td></tr><tr><td>Port Approach</td><td>Light industrial and commercial activities with opportunities for tourist infrastructure such as the maritime museum, tourist accommodation, offices, low impact commercial activities, and residential and mixed use development adjacent Dock One.<br><br>Development to the south of the Port River Expressway: residential and mixed use development, commercial, office and tourist activities.<br><br>Industrial development should not occur south of the road and rail bridges</td></tr></table></td><td>DTS/DPF 1.2<br><br>None are applicable.</td></tr>
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| | nearby residential activities. |
| Railways | Railway activities and associated commercial and industrial uses. |
| Retail Core | Major supermarkets and discount department stores, together with associated specialty shops, consulting rooms, offices and community service facilities.<br><br>Medium to high-density residential development located above active ground floor uses |
| Southern Approach | Retail, showrooms, commercial, institutional development<br><br>North-western part of the area: residential development. |
| Southern Gateway | Offices, commercial, showrooms, service trade premises and shops.<br><br>Medium to high density residential development, including affordable housing, on sites in close proximity to major public transport facilities. |
| West | medium to high density residential development with associated open space areas and mixed use activities including some small-scale tourist accommodation |
| Woolstores | Low impact commercial, warehouse and storage activities<br><br>Residential development where compatible with nearby land uses.<br><br>Light industry, service industry and home industry in the area to the south of Brock Street. |

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| PO 1.3<br><br>Land adjacent to the Port Adelaide River not required for port or shipping activities is progressively redeveloped for a range of the following uses, where consistent with the intent of any relevant Concept Plans:<br><br>(a) community uses<br>(b) medium and higher density residential uses<br>(c) recreation<br>(d) tourism<br>(e) office<br>(f) retail. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Recreational and tourism development, such as the following, are developed on the Port Adelaide River in locations where boating and harbour activities can be undertaken safely and conveniently:<br><br>(a) marinas<br>(b) maritime museum uses<br>(c) ferry services<br>(d) water taxis. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Residential development adjacent the rail corridor as shown on Concept Plans 53 (East End), 61 (Port Approach), 62 (Railways), 64 (Southern Approach), 65 (Southern Gateway), 66 (West) and 67 (Woolstores) has regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities. | DTS/DPF 1.5<br><br>None are applicable. |
| PO 1.6<br><br>Tourist development is primarily situated adjacent to and on the Port Adelaide River and associated public promenade. | DTS/DPF 1.6<br><br>None are applicable. |
| PO 1.7<br><br>Major shops and groups of shops are concentrated within the areas constituting the 'Mainstreet' and 'Retail Core' Concept Plans. | DTS/DPF 1.7<br><br>None are applicable. |
| PO 1.8<br><br>Residential accommodation at medium and higher densities where it can be demonstrated that it is compatible with, and does not prejudice, the operation of non-residential activities within this or adjacent zones. | DTS/DPF 1.8<br><br>None are applicable. |
| PO 1.9<br><br>Public open space is provided in a variety of forms including a publicly accessible waterfront promenade, public reserves and public plazas. | DTS/DPF 1.9<br><br>None are applicable. |

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| PO 1.10<br>Large landscaped or other open areas fronting on to Commercial Road and St Vincent Street are not developed. | DTS/DPF 1.10<br>None are applicable. |
| Built form and character | |
| PO 2.1<br>Buildings are situated close to or abutting street frontages, particularly on corner sites, to reinforce the prevailing townscape character within the subzone. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is sited to provide view lines and reinforce existing vistas indicated on a relevant Concept Plan including:<br>View corridors:<br>(a) take the form of one or more of the following:<br>(i) public road reservations<br>(ii) public reserves<br>(iii) wider spaces between buildings<br>(b) incorporate pedestrian linkages<br>(c) have a minimum width of 17.5 metres if identified as a major view corridor<br>(d) have a minimum width of 12 metres if identified as a minor view corridor. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>The siting, form and scale of buildings on corner sites:<br>(a) increases the presence of built form on street intersections<br>(b) addresses both street frontages<br>(c) minimises unusable open space on the street frontages. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Street furniture, including lighting, advertisements, advertising hoardings, litter bins, seats, bicycle parking facilities and bollards, are designed and located so as to complement the townscape character of the area and respond to its maritime locality. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Development abutting St Vincent Street, Commercial Road, Church Place and Dale Street, public spaces and pedestrian malls has facades of no less than two storeys. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Materials reflect and reinforce the historic, maritime character of the subzone wherever practicable. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Development adjacent to the public promenade, public plazas, public reserves, main roads and edges of public spaces is designed to:<br>(a) maintain an active interface through architectural detail and interest in skyline and pedestrian levels<br>(b) provide active street frontages at ground level with land uses such as cafes, restaurants, local shops and home offices that contribute to the vibrancy and diversity of the area<br>(c) maintain the continuity of streetscape with streets and public spaces defined by consistent building frontages at the street alignment<br>(d) maximise solar access and limit overshadowing of these areas<br>(e) protect the amenity of residents at ground level<br>(f) protect pedestrian amenity<br>(g) provide for varied and attractive building elevations. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Landmark buildings indicated on a Concept Plans are designed to:<br>(a) preserve a pleasant pedestrian environment<br>(b) create consistent building frontages at the street, plaza or promenade alignment<br>(c) assist to deflect wind downdrafts from penetrating to street level plazas and promenades<br>(d) be exemplary in their design quality and enhance the locality with architectural elements characteristic of the Port Adelaide, heritage buildings and waterfront environment. | DTS/DPF 2.8<br>None are applicable. |
| PO 2.9<br>Development facilitates the provision of a continuous pedestrian and cyclist 'Inner Harbour Ring Route' including connections to nearby bicycle routes, schools and stations shown on Concept Maps relating to:<br>(a) Cruickshank's Corner<br>(b) Dock One | DTS/DPF 2.9<br>None are applicable. |

(c) Fletcher's Slip
(d) Hart's Mill
(e) Mainstreet
(f) McLaren's Wharf
(g) North West
(h) Old Port Reach
(i) Port Approach
(j) West

PO 2.10

Waterfront development is designed and sited to allow for future potential flood mitigation measures such as the creation of sea walls or levees that will provide protection from stormwater and seawater flooding in a consistent and integrated manner.

DTS/DPF 2.10

None are applicable.

PO 2.11

Buildings greater than three storeys provide human scale street frontages through one or more of the following methods:

(a) stepped reduction of building heights towards street frontages
(b) use of the podium level
(c) use of secondary/adjoining building elements to the street.

DTS/DPF 2.11

None are applicable.

Building height

PO 3.1

Buildings are designed to reflect the street wall heights and horizontal elements of adjacent buildings by reinforcing:

(a) the prevailing datum heights, including parapet levels, balconies or distinguishing elements such as verandas and canopies at the street level
(b) a distinction of levels below and above prevailing horizontal elements through architectural expression.

DTS/DPF 3.1

None are applicable.

Land Division

PO 4.1

Development is sited to ensure that original grid street layouts within the centre are retained and wherever possible, re-established.

DTS/DPF 4.1

None are applicable.

PO 4.2

Roads and reserves are of sufficient width to cater for the projected traffic volumes and to provide for safe and convenient vehicle access, pedestrian environment, and on-street car parking.

DTS/DPF 4.2

Road types and road reserve widths are provided in accordance with the following table:

| Road type | Maximum 24-hour traffic volume (vehicles) | Road reserve width (metres) | Carriageway width (metres) |
|---|---|---|---|
| **Bus Route (Major Collector)** | **Over 3000** | **23.2 (including bike lanes)** | **7 (takes into account provision for parallel car parking provided both sides)** |
| **Bus Route (Minor Collector)** | **1500-3000** | **20.2** | **7 (takes into account provision for parallel car parking provided both sides)** |
| **Major Collector** | **Over 3000** | **19.2 (22 with bike lanes)** | **6** |
| **Minor Collector** | **1500-3000** | **16.1** | **7.5** |
| **Local Street** | **500-1500** | **15** | **7** |
| **Local Street with rear lane access** | **0-1500** | **14 (provides for indented car parking)** | **5.5** |
| **Local public road less than 60m in length and** | **Less than 500** | **12.4** | **5** |

| | | | | |
|---|---|---|---|---|
| | **not contiguous with a road of lesser dimension than prescribed above** | | | |

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|---|---|
| Vehicle parking and access | |
| PO 5.1<br><br>Car parking areas, including decked car parking:<br><br>(a) do not intrude upon, or interrupt the continuity of built-form desired along major street frontages in the subzone<br>(b) do not detract from areas of architectural or townscape value.<br>(c) in relation to multi-level car parking, are designed as buildings that contribute to the desired built form character include ground level uses adjacent to street frontages, such as offices, shops and tourist development. | DTS/DPF 5.1<br><br>None are applicable. |
| PO 5.2<br><br>On-street parking provided for detached, semi-detached and row dwellings to cater for anticipated demand. | DTS/DPF 5.2<br><br>Development of detached, semi-detached or row dwellings provides on-street parking at the rate of 0.3 spaces per dwelling within the areas as delineated on Concept Maps for:<br><br>(a) Cruickshank's Corner<br>(b) Dock One<br>(c) Fletcher's Slip<br>(d) McLaren's Wharf<br>(e) North West<br>(f) Old Port Reach<br>(g) Port Approach<br>(h) West |
| PO 5.3<br><br>Garages and carports associated with residential development are sited and designed to minimise visual dominance on the streetscape and views of the dwelling from the street. | DTS/DPF 5.3<br><br>Garages or carports do not obtain direct access from or face the primary street. |
| Waterfront development | |
| PO 6.1<br><br>Development creates and enhances a public promenade with a minimum width of 8 metres along the waterfront that achieves:<br><br>(a) continuous public pedestrian and cyclist access<br>(b) convenient, safe and attractive linkages between sections in areas of high pedestrian or cycle traffic and in front of key tourism uses<br>(c) allowance for infrastructure provision and flood mitigation including a sea wall or levee. | DTS/DPF 6.1<br><br>None are applicable. |
| PO 6.2<br><br>Public plazas and public reserves are provided adjacent to the pedestrian promenade to provide for larger outdoor public events and gathering spaces adjacent to the waterfront in accordance with a relevant Concept Plan. | DTS/DPF 6.2<br><br>Public reserves and plazas have a minimum area of:<br><br>(a) In the case of public reserves: 2000 square metres (other than those located within the Concept Plan 54 Fletcher's Slip)<br>or<br>(b) In the case of public plazas: 1500 square metres (and where a public plaza abuts a promenade, the area of the promenade is included in calculation of the plaza area for the length that the promenade abuts the plaza). |
| PO 6.3<br><br>Development is sited to take advantage of waterfront views and activities. | DTS/DPF 6.3<br><br>None are applicable. |
| PO 6.4<br><br>Marinas, wharfs, jetties, piers or boat moorings:<br><br>(a) provide permanent and temporary docking facilities for residents and the public<br>(b) provide moorings suitable to a variety and varying sizes of watercraft and vessels<br>(c) provide a visually stimulating environment<br>(d) add vitality and maritime activity to waterfront areas<br>(e) provide a continuation (literal or thematic) of the historic maritime uses of the Port<br>(f) maintain a strong link and physical integration between the Port Adelaide River and land based public reserves, plazas, promenades and other public and private features comprising the waterfront<br>(g) integrate with development built directly on or over the river<br>(h) avoid or minimise any negative impacts on:<br>(i) natural riverine ecology and processes<br>(i) dolphin safety within the dolphin sanctuary area<br>(j) riverine or other water quality | DTS/DPF 6.4<br><br>None are applicable. |

| | |
|---|---|
| (k) ensure that any mechanical and electrical equipment and power outlets are safe from flooding or raised to a level not lower than 3.65 metres Australian Height Datum (AHD). | |
| PO 6.5<br>Development along the waterfront comprises bold, robust architectural forms with articulated and modelled facades and materials which reflect the character of older maritime/industrial buildings nearby. | DTS/DPF 6.5<br>None are applicable. |
| PO 6.6<br>Development encourages and facilitates the provision of a continuous 'Major Pedestrian/Cycle Path' and 'Inner Harbour Ring Route' public promenade including connections to nearby bicycle routes, schools and stations as shown on Concept Plans 'Port Adelaide Centre Traffic and Transport' and "McLaren's Wharf'. | DTS/DPF 6.6<br>None are applicable. |
| PO 6.7<br>Marinas, wharfs, jetties, piers or boat mooring facilities and associated development provide for:<br>(a) serviced moorings to allow for floating retail activity<br>(b) functional requirements of public transport and water navigation including berthing and wharf facilities for ferry and water taxi stopping points that are coordinated with land based services<br>(c) modal interface with land-based public and private transport services and infrastructure<br>(d) connection to shore-based service requirements and support facilities such as boat repair and servicing, amenities, accommodation and shelter structures. | DTS/DPF 6.7<br>None are applicable. |

## Urban Corridor (Boulevard) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

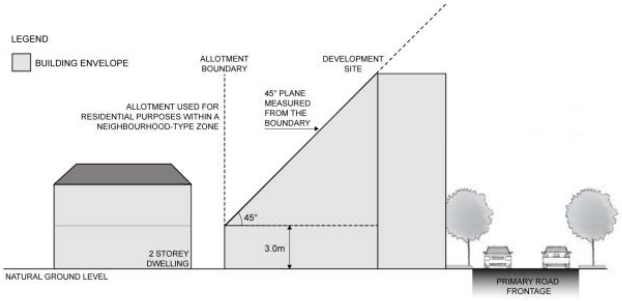
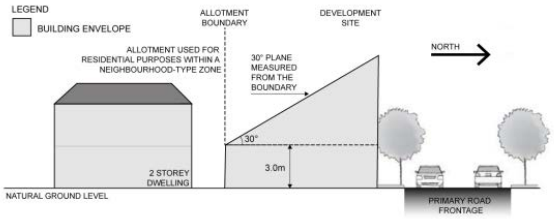
| Desired Outcome | |
|---|---|
| DO 1 | Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor (e.g., a State maintained road or a road with similar attributes) that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Consulting Room<br>(d) Dwelling<br>(e) Educational Facility<br>(f) Hotel<br>(g) Licensed Premises<br>(h) Office<br>(i) Residential Flat Building<br>(j) Retirement Facility<br>(k) Shop<br>(l) Supported Accommodation<br>(m) Student Accommodation<br>(n) Tourist Accommodation |
| PO 1.2<br>Shops, offices and consulting rooms that provide a range of goods and services to the local community and the surrounding district. | DTS/DPF 1.2<br>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000$m^2$ in a single building. |
| PO 1.3<br>Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary street frontage, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places. | DTS/DPF 1.3<br>Dwellings in mixed use buildings to be located at the upper floor levels of buildings. |

<table>
<tr><td>PO 1.4<br><br>Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.</td><td>DTS/DPF 1.4<br><br>None are applicable.</td></tr>
<tr><td>PO 1.5<br><br>Ground floor uses positively contribute to an active primary street frontage and open space frontage.</td><td>DTS/DPF 1.5<br><br>Shop, office, or consulting room uses located on the ground floor level of mixed use buildings fronting the primary street frontage.</td></tr>
<tr><td>PO 1.6<br><br>Changes in the use of land encourage the efficient reuse of premises to support local access to a range of services compatible to the locality.</td><td>DTS/DPF 1.6<br><br>Provided off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, a change of use involving either of the following:<br><br>(a) from residential to office or consulting room on the ground or first floor of a building<br>(b) from residential to shop less than 250 $m^2$ on the ground floor of a building.</td></tr>
<tr><td colspan="2">Built Form and Character</td></tr>
<tr><td>PO 2.1<br><br>Buildings contribute to a consistent framing of the primary road corridor (e.g., a State maintained road or a road with similar attributes), open space and public spaces and provide visual relief from building mass at street level.</td><td>DTS/DPF 2.1<br><br>Buildings:<br><br>(a) include a clearly defined podium or street wall with a maximum height of 2 levels or 8 metres<br>(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.</td></tr>
<tr><td>PO 2.2<br><br>Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.</td><td>DTS/DPF 2.2<br><br>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m.</td></tr>
<tr><td>PO 2.3<br><br>Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.</td><td>DTS/DPF 2.3<br><br>Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.</td></tr>
<tr><td>PO 2.4<br><br>Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage.</td><td>DTS/DPF 2.4<br><br>Buildings setback from the primary street boundary:<br><br>(a) not less than:<br><br><table><tr><th>Minimum Primary Street Setback</th></tr><tr><td>Minimum primary street setback is 0m</td></tr><tr><td>Minimum primary street setback is 2m</td></tr><tr><td>Minimum primary street setback is 3m</td></tr><tr><td>Minimum primary street setback is 4m</td></tr><tr><td>Minimum primary street setback is 6m</td></tr></table><br>Or<br><br>(b) where no value is returned in DTS/DPF 2.4(a), in accordance with the following table:<br><br><table><tr><th>Development Context</th><th>Minimum setback</th></tr><tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr><tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>(a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable</td></tr></table><br>In instances where DTS/DPF 2.4 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.<br><br>For the purposes of DTS/DPF 2.4 (a) and (b):</td></tr>
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| | (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 2.5<br>Buildings set back from secondary street boundaries to contribute to a consistent established streetscape. | DTS/DPF 2.5<br>Building walls setback from a secondary street frontage not less than 2m. |
| PO 2.6<br>Buildings are:<br>(a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a continuity of street façade to the street<br>(b) setback from side boundaries for parts of the building located behind the street facing elements, to enable building separation to provide access to natural ventilation and sunlight. | DTS/DPF 2.6<br>Building walls with no window/s or balcony/ies fronting the boundary, setback from side boundaries as follows:<br>(a) no minimum on the boundary, within the first 18m from the front property boundary for any building level<br>(b) no minimum for remaining length for ground level only<br>(c) 2m for 1st level and above for building parts more than 18 metres from the front property boundary. |
| PO 2.7<br>Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation. | DTS/DPF 2.7<br>Building walls setback from rear boundaries as follows:<br>(a) 5m or more where the subject land directly abuts an allotment of a different zone or<br>(b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 2.8<br>Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles. | DTS/DPF 2.8<br>Building walls setback from the rear access way:<br>(a) no requirement where the access way is not less than 6.5m wide or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| Building Height | |
| PO 3.1<br>Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width. | DTS/DPF 3.1<br>Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):<br>**Maximum Building Height (Levels)**<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>Maximum building height is 7 levels<br>Maximum building height is 8 levels<br>Maximum building height is 9 levels<br>Maximum building height is 10 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 9m<br>Maximum building height is 11.5m<br>Maximum building height is 12m<br>Maximum building height is 12.5m<br>Maximum building height is 15m<br>Maximum building height is 18.5m<br>Maximum building height is 22m<br>Maximum building height is 25.5m<br>Maximum building height is 32.5m<br>Maximum building height is 36m<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other |

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| | (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 3.2<br>Buildings designed to achieve optimal height and floor space yields, and views across the Park Lands (where relevant). | DTS/DPF 3.2<br>New development is not less that the following building height:<br>**Minimum Building Height (Levels)**<br>Minimum building height is 2 levels<br>Minimum building height is 3 levels<br>Minimum building height is 4 levels<br>In relation to DTS/DPF 3.2, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met. |
| Interface Height | |
| PO 4.1<br>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 4.1<br>**Interface Height**<br>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br> |
| PO 4.2<br>Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 4.2<br>None are applicable. |

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| Significant Development Sites | |
| PO 5.1<br><br>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features. | DTS/DPF 5.1<br><br>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:<br><br>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area<br>(b) includes more than 15% of dwellings as affordable housing<br>or<br>(c) includes at least:<br>(i) three of the following:<br>A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street<br>B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site<br>C. active uses are located on the public street frontages of the building, with any above ground car parking located behind<br>D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments<br>E. a child care centre<br><br>and<br>(ii) three of the following:<br>A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance<br>B. living landscaped vertical surfaces of at least 50m$^2$ supported by services that ensure ongoing maintenance<br>C. passive heating and cooling design elements including solar shading integrated into the building<br>D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings. |
| PO 5.2<br><br>Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions. | DTS/DPF 5.2<br><br>Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area) that:<br><br>(a) is constructed within zone's Interface Building Height provision as specified DTS/DPF4.1<br>(b) locates non-residential activities and higher density elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes)<br>(c) locates taller building elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes). |
| Movement, parking and access | |
| PO 6.1<br><br>Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form. | DTS/DPF 6.1<br><br>Vehicular access to be provided:<br><br>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or<br>(b) where it consolidates or replaces existing crossovers. |
| PO 6.2<br><br>Development is designed to ensure car parking is located to avoid negative impacts on the primary corridor streetscape. | DTS/DPF 6.2<br><br>Vehicle parking garages located behind buildings away from the primary main street frontage. |
| Advertisements | |
| PO 7.1<br><br>Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 7.1<br><br>Freestanding advertisements:<br><br>(a) do not exceed 6m in height above natural ground level<br>(b) do not have a sign face that exceeds 4m$^2$ per side. |
| Concept Plans | |
| PO 8.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br><br>**Description**<br>Concept Plan 135 - Thebarton<br><br>In relation to DTS/DPF 8.1, in instances where: |

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| | (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |

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| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>2. The system is freestanding and not attached to a building or other structure.<br>3. No part of the system:<br>(a) is more than 4m in height (measured as a height above the natural surface of the ground);<br>(b) is within 100m of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and<br>(c) is within 10m of a boundary of an allotment containing a dwelling not associated with the system.<br>4. The generating capacity of the system does not exceed 30 kW<br>5. Does not result in the clearance of any native vegetation. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 4000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) dwelling<br>(d) residential flat building<br>(e) retirement facility<br>(f) student accommodation<br>(g) supported accommodation. | Except development that:<br><br>1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1<br>or<br>3. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br><br>1. exceeds the maximum building height specified in Urban Corridor (Boulevard) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Boulevard) DTS/DPF 1.2<br>or<br>3. does not satisfy Urban Corridor (Boulevard) DTS/DPF 4.1<br>or<br>4. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) tree damaging activity<br>(p) verandah<br>(q) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |

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| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Urban Corridor (Business) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor (e.g., a State maintained road or a road with similar attributes). |
| DO 2 | Residential development that provides a pleasant amenity for residents without diminishing business opportunities on adjacent land. |

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

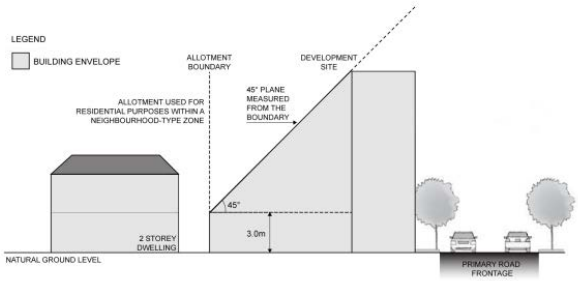
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A diverse range of employment land uses, educational and community facilities in conjunction with residential accommodation. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Consulting Room<br>(d) Dwelling<br>(e) Educational Facility<br>(f) Hotel<br>(g) Licensed Premises<br>(h) Light Industry<br>(i) Office<br>(j) Residential Flat Building<br>(k) Retail Fuel Outlet<br>(l) Retirement Facility<br>(m) Service Trade Premises<br>(n) Shop<br>(o) Store<br>(p) Student Accommodation<br>(q) Supported Accommodation<br>(r) Tourist Accommodation<br>(s) Warehouse |
| PO 1.2<br>A range of small- to medium- scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs of the local community. | DTS/DPF 1.2<br>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m$^2$ in a single building. |
| PO 1.3<br>Development of non-residential uses such as educational facilities, child care facilities, health and welfare services to service the local community as well as a wider catchment. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Dwellings primarily developed in conjunction with non-residential uses to support local business, activities and contribute to making the primary street frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places. | DTS/DPF 1.4<br>Dwellings developed in conjunction with non-residential uses sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level<br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.5<br>Ground floor uses positively contribute to an active primary street frontage. | DTS/DPF 1.5<br>Shop, office, or consulting room uses located on the ground floor level of mixed use buildings |

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| | fronting the primary street frontage. |
| PO 1.6<br><br>Changes in the use of land encourage the efficient reuse of premises to support local access to a range of services compatible to the locality. | DTS/DPF 1.6<br><br>Provided off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, a change of use involving either of the following:<br><br>(a) from residential to office or consulting room on the ground or first floor of a building<br>(b) from residential to shop less than 250 $m^2$ on the ground floor of a building. |
| PO 1.7<br><br>Residential accommodation sited and designed to not impede ongoing operations of existing commercial activity. | DTS/DPF 1.7<br><br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br><br>Buildings are adaptable and flexible to suit a range residential and non-residential of land uses. | DTS/DPF 2.1<br><br>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m. |
| PO 2.2<br><br>Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary road corridor (e.g., a State maintained road or a road with similar attributes) and maximise passive surveillance. | DTS/DPF 2.2<br><br>Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. |
| PO 2.3<br><br>Buildings setback from the primary street boundaries contribute to the consistent established streetscape, except in locations where no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage. | DTS/DPF 2.3<br><br>Buildings setback from the primary street boundary:<br><br>(a) not less than:<br><br>**Minimum Primary Street Setback**<br>Minimum primary street setback is 0m<br>Minimum primary street setback is 2m<br>Minimum primary street setback is 3m<br><br>Or<br><br>(b) where no value is returned in DTS/DPF 2.3(a), in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable<br><br>In instances where DTS/DPF 2.3 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.<br><br>For the purposes of **DTS/DPF 2.3 (a) and (b):**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 2.4<br><br>Buildings set back from secondary street boundaries to contribute to a consistent established streetscape. | DTS/DPF 2.4<br><br>Building walls setback from a secondary street frontage of not less than 2m. |
| PO 2.5 | DTS/DPF 2.5 |

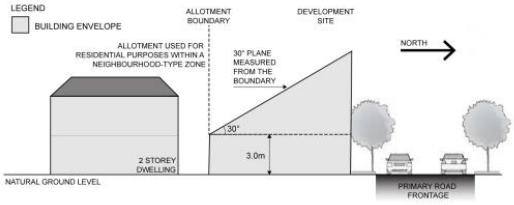
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| Buildings set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural sunlight and ventilation. | Building walls setback from rear boundaries as follows:<br>(a) 5m or more where the subject land directly abuts an allotment of a different zone or<br>(b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 2.6<br>Buildings are:<br>(a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a continuity of street façade to the street<br>(b) setback from side boundaries for parts of the building located behind the street facing elements, to enable building separation to provide access to natural ventilation and sunlight. | DTS/DPF 2.6<br>Building walls with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:<br>(a) no minimum on the boundary within the first 18m from the front property boundary for any building level<br>(b) no minimum for remaining length for ground level only<br>(c) 2m for 1st level and above for building parts more than 18m from the front property boundary. |
| PO 2.7<br>Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles. | DTS/DPF 2.7<br>Building walls setback from the rear access way:<br>(a) no requirement where the access way is not less than 6.5m wide or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| Building Height | |
| PO 3.1<br>Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width. | DTS/DPF 3.1<br>Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):<br>**Maximum Building Height (Levels)**<br>Maximum building height is 2 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 15m<br>Maximum building height is 16.5m<br>Maximum building height is 18.5m<br>Maximum building height is 22m<br>Maximum building height is 24.5m<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 3.2<br>Buildings designed to achieve optimal height and floor space yields. | DTS/DPF 3.2<br>New development is not less that the following building height:<br>**Minimum Building Height (Levels)**<br>Minimum building height is 2 levels<br>Minimum building height is 3 levels<br>Minimum building height is 4 levels<br>In relation to DTS/DPF 3.2, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met. |
| Interface Height | |
| PO 4.1<br>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 4.1<br>**Interface Height**<br>Buildings constructed within a building envelope provided by a: |

**Interface Height**

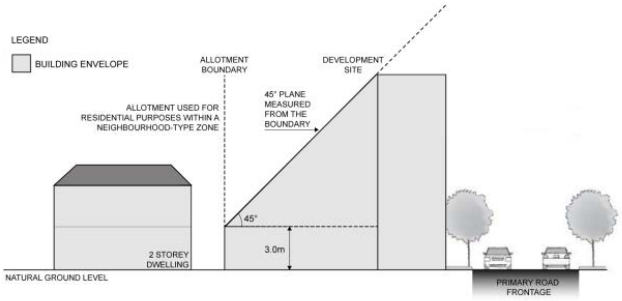
(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):



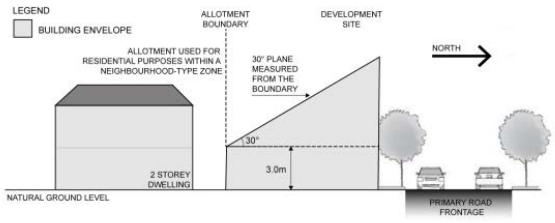

(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):




Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):




Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):

| | |
|---|---|
| | **Interface Height**<br><br> |
| PO 4.2<br><br>Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 4.2<br><br>None are applicable. |
| Significant Development Sites | |
| PO 5.1<br><br>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features. | DTS/DPF 5.1<br><br>Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:<br><br>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area<br>(b) includes more than 15% of dwellings as affordable housing<br>or<br>(c) includes at least:<br>(i) three of the following:<br>A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street<br>B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site<br>C. active uses are located on the public street frontages of the building, with any above ground car parking located behind<br>D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;<br>E. a child care centre<br>(ii) three of the following:<br>A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance<br>B. living landscaped vertical surfaces of at least 50m$^2$ supported by services that ensure ongoing maintenance<br>C. passive heating and cooling design elements including solar shading integrated into the building<br>D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings. |
| PO 5.2<br><br>Development on a significant development site (a site with a frontage to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions. | DTS/DPF 5.2<br><br>Development that:<br><br>(a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 4.1<br>(b) locates non-residential activities and higher density elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes)<br>(c) locates taller building elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes). |
| Movement, parking and access | |
| PO 6.1<br><br>Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form. | DTS/DPF 6.1<br><br>Vehicular access to be provided:<br><br>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or<br>(b) where it consolidates or replaces existing crossovers. |
| Advertisements | |

| | |
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| PO 7.1<br><br>Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 7.1<br><br>Freestanding advertisements:<br><br>(a) do not exceed 6m in height<br>(b) do not have a sign face that exceeds $4m^2$ per side. |
| Concept Plans | |
| PO 8.1<br><br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br><br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br><br>**Description**<br>Concept Plan 135 - Thebarton<br><br>In relation to DTS/DPF 8.1, in instances where:<br><br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br><br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed $40m^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser). |

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| | 12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)<br>6. Total floor area - does not exceed 40m$^2$<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>8. Building height - does not exceed 5m<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation |

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| | 17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level<br>7. Building height - does not exceed 5m<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 2000m$^2$<br>(b) shop located within the Urban Corridor Business Retail Subzone<br>(c) shop that is a restaurant |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| **Class of Development**<br>**(Column A)** | **Exceptions**<br>**(Column B)** |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) dwelling<br>(d) residential flat building<br>(e) retirement facility<br>(f) student accommodation<br>(g) supported accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Urban Corridor (Business) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Business) DTS/DPF 4.1<br>or<br>3. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |

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|---|---|
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Urban Corridor (Business) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Business) DTS/DPF 1.2<br>or<br>3. does not satisfy Urban Corridor (Business) DTS/DPF 4.1<br>or<br>4. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) tree damaging activity<br>(p) verandah<br>(q) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

### Urban Corridor Business Retail Subzone

Assessment Provisions

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment and recreation related uses supplemented by other businesses providing a range of goods and services to the community. | DTS/DPF 1.1<br>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2000m2 in a single building. |

## Urban Corridor (Living) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A mixed use area with a strong residential focus that provides a diverse range of medium density housing options primarily in multi-level medium rise buildings supported by compatible non-residential land uses oriented towards a primary road corridor (e.g., a State maintained road or a road with similar attributes), high frequency public transport route, activity centre or significant open space. |
| DO 2 | Non-residential activities that enhance convenient day to day living for nearby residents and encourage small group and intimate social gatherings that is contextually appropriate to a compact residential amenity. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Child care facility<br>(c) Consulting Room<br>(d) Dwelling<br>(e) Educational Facility<br>(f) Office<br>(g) Retirement Facility<br>(h) Shop<br>(i) Student Accommodation<br>(j) Supported Accommodation<br>(k) Tourist Accommodation |
| PO 1.2<br>A range of small to medium scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs for the local community. | DTS/DPF 1.2<br>Shop, office, or consulting room uses not exceeding a maximum gross leasable floor area of 500m$^2$. |
| PO 1.3<br>Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Changes in the use of land encourage the efficient reuse of premises to support local access to a range of services compatible to the locality. | DTS/DPF 1.4<br>Provided off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, a change of use involving either of the following:<br>(a) from residential to office or consulting room on the ground or first floor of a building<br>(b) from residential to shop less than 250 m$^2$ on the ground floor of a building. |
| Built Form and Character | |
| PO 2.1<br>Buildings positively contribute to a continuous framing of the primary road corridor (e.g., a State maintained road or a road with similar attributes) and public realm, and provide visual relief from building scale and massing from the ground level public realm. | DTS/DPF 2.1<br>Buildings:<br>(a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m in height<br>(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall. |
| PO 2.2<br>Buildings setback from the primary street boundaries are consistent with the established streetscape, except in locations where no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage. | DTS/DPF 2.2<br>Buildings setback from the primary street boundary:<br>(a) not less than:<br>**Minimum Primary Street Setback**<br>Minimum primary street setback is 0m<br>Minimum primary street setback is 2m |

| Minimum Primary Street Setback |
|---|
| Minimum primary street setback is 3m |
| Minimum primary street setback is 4m |
| Minimum primary street setback is 6m |

Or

(b) where no value is returned in DTS/DPF 2.2(a), in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable |

In instances where DTS/DPF 2.2 (a) or (b) do not apply, then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

For the purposes of **DTS/DPF 2.2 (a) and (b):**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

PO 2.3

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.3

Building walls setback from a secondary street frontage not less than 2m.

PO 2.4

Buildings are:

(a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a continuity of street façade to the street

(b) setback from side boundaries for parts of the building located behind the street facing elements, to enable building separation to provide access to natural ventilation and sunlight.

DTS/DPF 2.4

Building walls with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

(a) no minimum on the boundary, within the first 18m from the front property boundary for any building level

(b) no minimum for remaining length for ground level only

(c) 2m or more for 1st level and above for building parts more than 18m from the front property boundary.

PO 2.5

Buildings set back from rear boundaries (other than street boundaries) to:

(a) minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation

(b) provide open space recreational opportunities

(c) provide space for landscaping and vegetation.

DTS/DPF 2.5

Building walls setback from rear boundaries as follows:

(a) 5m or more where the subject land directly abuts an allotment of a different zone

(b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.6

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.6

Building walls setback from the rear access way:

(a) no requirement where the access way is not less than 6.5m wide
or

(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

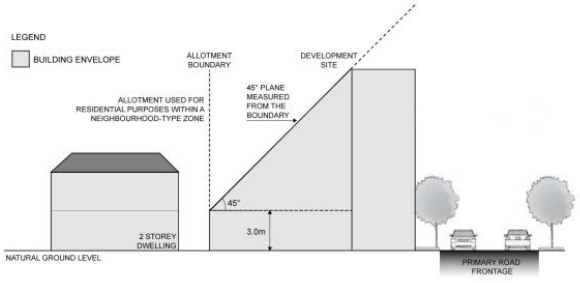
Building Height

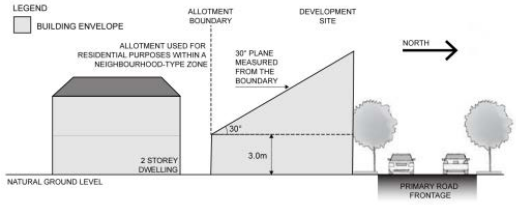
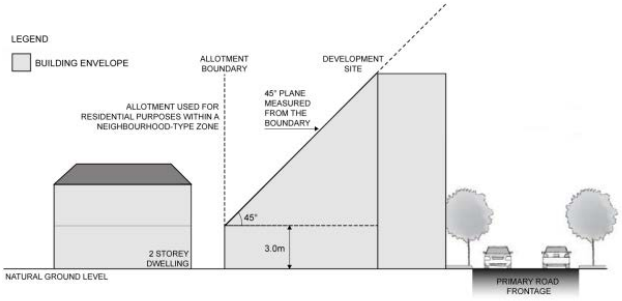
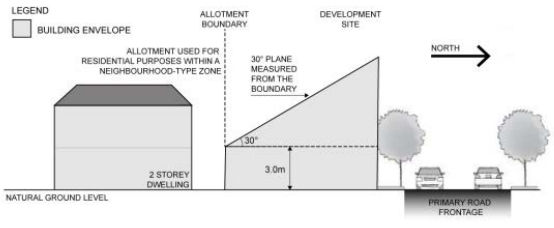
PO 3.1

Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and*

DTS/DPF 3.1

Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):

| | |
|---|---|
| *Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width. | **Maximum Building Height (Levels)**<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 6 levels<br>Maximum building height is 8 levels<br>Maximum building height is 20 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 11.5m<br>Maximum building height is 12.5m<br>Maximum building height is 15m<br>Maximum building height is 16.5m<br>Maximum building height is 22m<br>Maximum building height is 24.5m<br>Maximum building height is 29m<br>Maximum building height is 73m<br><br>In relation to DTS/DPF 3.1, in instances where:<br>(a) more than one value is returned, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 3.2<br><br>Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form. | DTS/DPF 3.2<br><br>New development is not less that the following building height:<br><br>**Minimum Building Height (Levels)**<br>Minimum building height is 1 level<br>Minimum building height is 2 levels<br>Minimum building height is 3 levels<br><br>In relation to DTS/DPF 3.2, in instances where:<br>(a) more than one value is returned, refer to the *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met. |
| Interface Height | |
| PO 4.1<br><br>Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 4.1<br><br>**Interface Height**<br><br>Buildings constructed within a building envelope provided by a:<br><br>(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):<br><br><br><br><br>(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary): |

| | |
|---|---|
| | **Interface Height** |
| |  |
| | Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br> |
| | Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br> |
| PO 4.2<br>Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 4.2<br>None are applicable. |
| Significant Development Sites | |
| PO 5.1<br>Consolidation of significant development sites (a site with a frontage over 25m to a primary | DTS/DPF 5.1<br>Development on significant development sites up to 30% above the maximum building |

| | |
|---|---|
| road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area, which may include one or more allotments) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features. | height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:<br>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area<br>(b) includes more than 15% of dwellings as affordable housing<br>or<br>(c) includes at least:<br>(i) three of the following:<br>A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street<br>B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site<br>C. active uses are located on the public street frontages of the building, with any above ground car parking located behind<br>D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments<br>E. a child care centre.<br>(ii) three of the following:<br>A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;<br>B. living landscaped vertical surfaces of at least 50m$^2$ supported by services that ensure ongoing maintenance;<br>C. passive heating and cooling design elements including solar shading integrated into the building;<br>D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings. |
| PO 5.2<br>Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m$^2$ in area, which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions. | DTS/DPF 5.2<br>Development that:<br>(a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 4.1<br>(b) locates non-residential activities and higher density elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes)<br>(c) locates taller building elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes). |
| Movement, parking and access | |
| PO 6.1<br>Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form. | DTS/DPF 6.1<br>Vehicular access to be provided:<br>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or<br>(b) where it consolidates or replaces existing crossovers. |
| PO 6.2<br>Development is designed to ensure car parking is located avoid negative impacts on the primary street frontage streetscape. | DTS/DPF 6.2<br>Vehicle parking garages located behind buildings away from the primary main street frontage. |
| Advertisements | |
| PO 7.1<br>Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape. | DTS/DPF 7.1<br>Freestanding advertisements:<br>(a) do not exceed 6m in height above natural ground level<br>(b) do not have a face that exceeds 4m$^2$ per side. |
| Concept Plans | |
| PO 8.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 24 - Glenside<br>Concept Plan 110 - Forestville<br>In relation to DTS/DPF 8.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |

Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access |

| | |
|---|---|
| | (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>11. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>12. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>15. Does not involve the clearance of native vegetation.<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment |

| | |
|---|---|
| | (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Verandah<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level.<br>7. Building height - does not exceed 5m.<br>8. Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment.<br>9. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>10. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Residential flat building | Any of the following:<br>(a) residential flat building not located within the Concept Plan Boundary of Concept Plan 24 – Glenside<br>(b) residential flat building that:<br>(i) is located within the Concept Plan Boundary of Concept Plan 24 – Glenside and<br>(ii) does not exceed 20 building levels or 73m in building height |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than or equal to 1000m$^2$<br>(b) shop within the Urban Corridor Living Retail Subzone<br>(c) shop that is a Restaurant |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following): | Except development that: |

| | |
|---|---|
| (a) advertisement<br>(b) child care facility<br>(c) dwelling<br>(d) residential flat building<br>(e) student accommodation<br>(f) supported accommodation. | 1. exceeds the maximum building height specified in Urban Corridor (Living) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Living) DTS/DPF 4.1<br>or<br>3. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Urban Corridor (Living) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Living) DTS/DPF 1.2<br>or<br>3. does not satisfy Urban Corridor (Living) DTS/DPF 4.1<br>or<br>4. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) tree damaging activity<br>(p) verandah<br>(q) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

### Urban Corridor Living Retail Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Retail, office, entertainment and recreation related uses supplemented by other businesses providing a range of goods and services to the community as part of a mixed use development. | DTS/DPF 1.1<br><br>Shops, offices or consulting room uses exceeding a maximum gross leasable floor area of 500m$^2$ where integrated with residential development and comprise a range of tenancies. |

## Urban Corridor (Main Street) Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development. |
| DO 2 | Built form positively contributing to:<br><br>(a) a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street<br>(b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Child Care Facility<br>(c) Consulting Room<br>(d) Dwelling<br>(e) Hotel<br>(f) Educational Facility<br>(g) Licensed Premises<br>(h) Office<br>(i) Residential Flat Building<br>(j) Retirement Facility<br>(k) Shop<br>(l) Student Accommodation<br>(m) Supported Accommodation<br>(n) Tourist Accommodation |
| PO 1.2<br><br>Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Ground floor uses contribute to a safe, active and vibrant main street. | DTS/DPF 1.3<br><br>Shop, office, or consulting room uses located on the ground floor level of buildings fronting the primary street frontage. |
| PO 1.4<br><br>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places. | DTS/DPF 1.4<br><br>Dwellings developed in conjunction with non-residential uses, and sited:<br><br>(a) at upper levels of buildings with non-residential uses located at ground level<br><br>or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.5 | DTS/DPF 1.5 |

| | |
|---|---|
| Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development. | None are applicable. |
| PO 1.6<br><br>Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation. | DTS/DPF 1.6<br><br>None are applicable. |
| PO 1.7<br><br>Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres. | DTS/DPF 1.7<br><br>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:<br><br>(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;<br>(b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop)<br>(c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions<br>(d) if the change in use involves a gross leasable floor area greater than 250m$^2$ and has direct frontage to an arterial road, it achieves either (i) or (ii):<br>(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road<br>(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>(e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances:<br>(i) the building is a local heritage place<br>(ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made); or<br>(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Built Form and Character | |
| PO 2.1<br><br>Buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians. | DTS/DPF 2.1<br><br>Buildings:<br><br>(a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings<br>(b) have levels above the defined podium or street wall setback a minimum of 2m from that wall. |
| PO 2.2<br><br>Buildings and structures designed to complement and respond to the established fine-grained main street character by:<br><br>(a) ensuring the verandah profile and materials of construction are consistent with and positively respond to adjacent traditional main street buildings<br>(b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance. | DTS/DPF 2.3<br><br>The ground floor primary frontage of buildings provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation. |
| PO 2.4<br><br>Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths. | DTS/DPF 2.4<br><br>Buildings that provide a continuity of verandahs, canopies, awnings or other pedestrian shelters to contribute to pedestrian comfort. |
| PO 2.5<br><br>Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor. | DTS/DPF 2.5<br><br>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m. |
| PO 2.6<br><br>Buildings sited on the primary street boundary to achieve a continuity of built form frontage | DTS/DPF 2.6<br><br>Buildings with a 0m setback from the primary street boundary, with the exception of mi |

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| to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces. | setbacks to accommodate outdoor dining areas. |
| PO 2.7<br>Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape. | DTS/DPF 2.7<br>Buildings with a 0m setback from the secondary street boundary. |
| PO 2.8<br>Buildings with no side boundaries setback to achieve a continuity of street façade to the main street. | DTS/DPF 2.8<br>Buildings with a 0m setback from the side boundary. |
| PO 2.9<br>Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation. | DTS/DPF 2.9<br>Buildings setback from rear boundaries as follows:<br>(a) 5m or more where the subject land directly abuts an allotment of a different zone<br>or<br>(b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. |
| PO 2.10<br>Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles. | DTS/DPF 2.10<br>Buildings setback from the rear access way:<br>(a) no requirement where the access way is not less than 6.5m wide<br>or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| Building Height | |
| PO 3.1<br>Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width. | DTS/DPF 3.1<br>Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):<br>**Maximum Building Height (Levels)**<br>Maximum building height is 2 levels<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>Maximum building height is 7 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 11.5m<br>Maximum building height is 12.5m<br>Maximum building height is 15m<br>Maximum building height is 16.5m<br>Maximum building height is 18m<br>Maximum building height is 18.5m<br>Maximum building height is 22m<br>Maximum building height is 24.5m<br>Maximum building height is 25.5m<br>In relation to DTS/DPF 3.1, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 3.2<br>Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form. | DTS/DPF 3.2<br>New development is not less that the following building height:<br>**Minimum Building Height (Levels)**<br>Minimum building height is 2 levels<br>Minimum building height is 3 levels<br>In relation to DTS/DPF 3.2, in instances where:<br>(a) more than one value is returned in the same field, refer to the *Minimum Building Height (Levels) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF 3.2 is met. |

Interface Height

PO 4.1

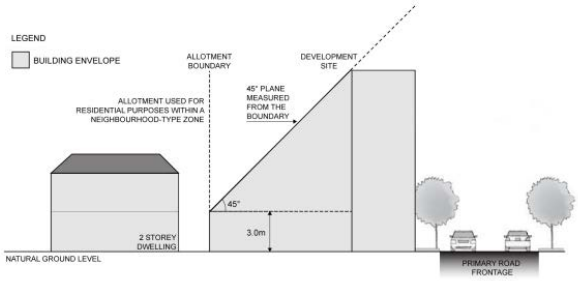
Buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 4.1

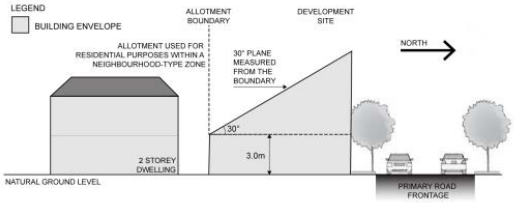
**Interface Height**

Buildings constructed within a building envelope provided by a:

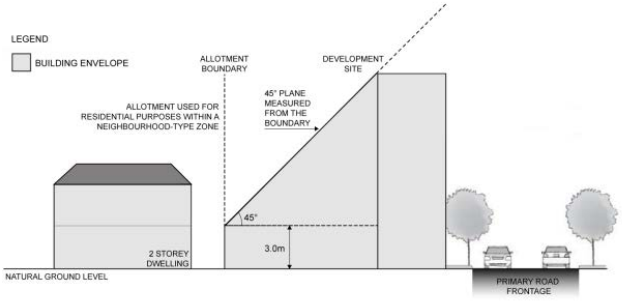
(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):



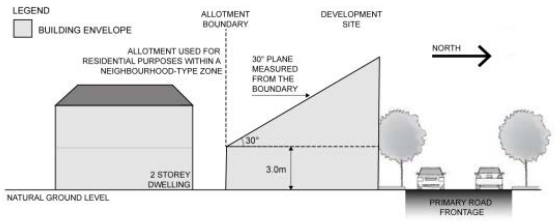

(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):




Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):




Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):

| | |
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| | **Interface Height**<br><br> |
| PO 4.2<br>Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character. | DTS/DPF 4.2<br>None are applicable. |
| Significant Development Sites | |
| PO 5.1<br>Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m$^2$ in area, which may include one or more allotments) to achieve increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features. | DTS/DPF 5.1<br>Development on significant development sites (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m$^2$ in area, which may include one or more allotments) up to 30% above the maximum building height specified in DTS/DPF 3.1 (rounded to the nearest whole number) where it:<br>(a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area<br>(b) includes more than 15% of dwellings as affordable housing<br>or<br>(c) includes at least:<br>(i) three of the following:<br>A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street<br>B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site<br>C. active uses are located on the public street frontages of the building, with any above ground car parking located behind<br>D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;<br>E. a child care centre.<br>(ii) three of the following:<br>A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;<br>B. living landscaped vertical surfaces of at least 50m2 supported by services that ensure ongoing maintenance<br>C. passive heating and cooling design elements including solar shading integrated into the building<br>D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings. |
| PO 5.2<br>Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m$^2$ in area, which may include one or more allotments) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions. | DTS/DPF 5.2<br>Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 1500m$^2$ in area, which may include one or more allotments) that:<br>(a) is constructed within the zone's Interface Building Height provision as specified DTS/DPF 4.1<br>(b) locates non-residential activities and higher density elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes)<br>(c) locates taller building elements towards the primary road corridor (e.g., a State maintained road or a road with similar attributes). |
| Movement, parking and access | |
| PO 6.1<br>Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form. | DTS/DPF 6.1<br>Vehicular access to be provided:<br>(a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or |

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| | (b) where it consolidates or replaces existing crossovers. |
| PO 6.2<br>Development is designed to ensure car parking is located to avoid negative impacts on the main street rhythm and activation. | DTS/DPF 6.2<br>Vehicle parking garages located behind buildings away from the primary main street frontage. |
| Advertisements | |
| PO 7.1<br>Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Freestanding advertisements:<br>(a) identify the associated business(es)<br>(b) are of a size that is commensurate with the scale of the centre and the street frontage<br>(c) avoid visual clutter<br>(d) positively respond to the context without dominating the locality<br>(e) are sited and designed to not detract from the main street character. | DTS/DPF 7.2<br>Freestanding advertisements:<br>(a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)<br>(b) do not have a sign face that exceeds 6m2 per side. |
| Concept Plans | |
| PO 8.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 8.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>In relation to DTS/DPF 8.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Consulting room<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or |

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| | (b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br><br>or<br><br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Office<br>Except where any of the following apply:<br><br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br><br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br><br>or<br><br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br><br>or<br><br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br><br>or<br><br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br><br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br><br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail does not exceed 40m$^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

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|---|---|
| Shop<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | A change of use to a shop (except where it involves handling and sale of foodstuffs, the heating and cooking of foodstuffs in a commercial kitchen, or a restaurant), office, consulting room or any combination of these uses where all of the following are achieved:<br>1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses<br>2. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves:<br>(a) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road<br>or<br>(b) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared<br>3. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 to the nearest whole number, except where:<br>(a) the building is a local heritage place<br>or<br>(b) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)<br>or<br>(c) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof<br>3. Panels and associated components do not overhang any part of the roof<br>4. Does not apply to a system with a generating capacity of more than 5MW that is to be connected to the State's power system<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br><br>(Column A) | Exceptions<br><br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) dwelling<br>(c) office<br>(d) residential flat building<br>(e) shop. | Except development that:<br><br>1. exceeds the maximum building height specified in Urban Corridor (Main Street) DTS/DPF 3.1<br>or<br>2. does not satisfy Urban Corridor (Main Street) DTS/DPF 4.1<br>or<br>3. involves the construction of a building of 4 or more building levels and the site of the development is:<br>(a) adjacent land to a neighbourhood-type zone<br>and<br>(b) adjoins an allotment containing an existing low-rise building used for residential purposes. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail<br>(m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) tree damaging activity<br>(p) verandah<br>(q) water tank. | None specified. |
| 5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 6. Demolition. | Except any of the following:<br><br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) |

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| | 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Urban Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

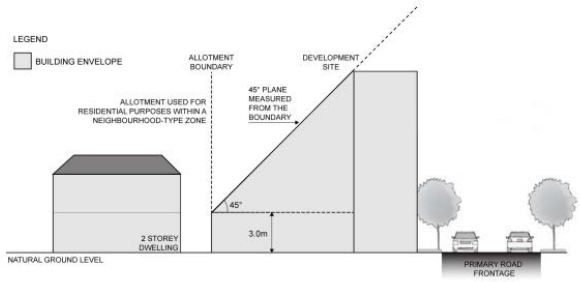
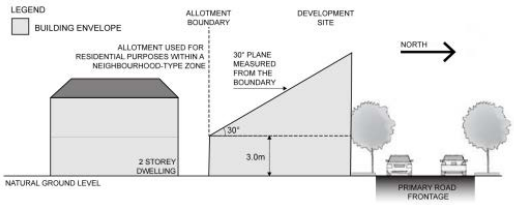
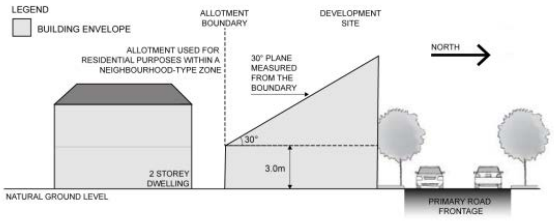
| Desired Outcome | |
|---|---|
| DO 1 | A mixed use area that:<br>(a) provides a flexible policy framework for the redevelopment of urban areas in close proximity to high frequency public transport corridors or adjacent primary road corridors that have the potential to become activity generators<br>(b) provides for the high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form, excellent provision for walking and cycling and active street frontages that encourage social interaction, positively contribute to public safety and vibrancy and promote active movement and public transport use<br>(c) provides a concentration of mixed use activity close to community focal points, such as a high frequency fixed transit stop, activity centre or high quality open space<br>(d) provides adaptable and flexible buildings that can accommodate changes in land use and respond to changing economic and social conditions and advances in technology<br>(e) transitions to a reduced scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development of medium and high density accommodation types for living, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Advertisement<br>(b) Carport<br>(c) Child Care Facility<br>(d) Consulting Room<br>(e) Dwelling<br>(f) Educational Facility<br>(g) Hotel<br>(h) Licensed Premises<br>(i) Light Industry<br>(j) Office<br>(k) Outbuilding<br>(l) Residential Flat Building<br>(m) Retirement Facility<br>(n) Shop<br>(o) Student Accommodation<br>(p) Supported Accommodation<br>(q) Tourist Accommodation |
| PO 1.2<br>Development of diverse medium density accommodation, and high density accommodation in specified locations (locations where 7 or more building levels is envisaged), either as part of a mixed use development or wholly residential development. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Light industrial and commercial uses (including high technology and research based activity) where compatible with adjoining uses. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4 | DTS/DPF 1.4 |

| | |
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| Co-locate close to public transport land uses that generate high levels of pedestrian activity, encourage public transport use and provide opportunities for multi-purpose trips. | None are applicable. |
| PO 1.5<br><br>In clusters of non-residential development, provide high-quality, inclusive and integrated public realm, including open spaces, sport and recreation facilities, and places that serve as hubs for communal activity. | DTS/DPF 1.5<br><br>None are applicable. |
| PO 1.6<br><br>Shops, offices and consulting rooms services and facilities to meet the needs of the local community. | DTS/DPF 1.6<br><br>Except where a Main Street Subzone or Urban Neighbourhood Retail Subzone applies, shops, offices or consulting room uses not exceeding a maximum gross leasable floor area of 500m$^2$ for individual tenancies and 1000m$^2$ in a single building. |
| PO 1.7<br><br>Larger scale shops, offices, and consulting rooms primarily clustered together to provide a focus for services and facilities. | DTS/DPF 1.7<br><br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br><br>Development positively contributes to creating activity nodes around high-frequency public transport stops/stations and multi-modal transport interchanges, encourages public transport use and positively contributes to a fine-grain streetscape that provides a safe, comfortable, vibrant and walkable public realm at ground level. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Building height is consistent with the form expressed in the *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or positively responds to the local context including the site's frontage, depth, and adjacent primary street width. | DTS/DPF 2.2<br><br>Except where a Concept Plan specifies otherwise, development does not exceed the following building height(s):<br><br>**Maximum Building Height (Levels)**<br>Maximum building height is 3 levels<br>Maximum building height is 4 levels<br>Maximum building height is 5 levels<br>Maximum building height is 6 levels<br>Maximum building height is 8 levels<br>Maximum building height is 10 levels<br>Maximum building height is 12 levels<br>**Maximum Building Height (Metres)**<br>Maximum building height is 12m<br>Maximum building height is 12.5m<br>Maximum building height is 13.5m<br>Maximum building height is 16.5m<br>Maximum building height is 18.5m<br>Maximum building height is 24.5m<br>Maximum building height is 32.5m<br>Maximum building height is 43m<br>Maximum building height is 20.5m<br>Maximum building height is 28.5m<br>Maximum building height is 40.5m<br>Maximum building height is 48.5m<br><br>In relation to DTS/DPF 2.2, in instances where:<br><br>(a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other<br>(c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.3<br><br>Buildings are designed to be adaptable and flexible to suit a range of land uses, including retail, office and residential, without the need for significant change to the building. | DTS/DPF 2.3<br><br>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m. |
| PO 2.4<br><br>Buildings designed to create visual connection between the public realm and ground level interior, promote an active human-scale interface with the primary road / public transport corridor and open space and maximise passive surveillance. | DTS/DPF 2.4<br><br>Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed. |
| PO 2.5 | DTS/DPF 2.5 |

| | |
|---|---|
| Buildings set back from the primary street boundaries consistent with the existing/emerging streetscape. | Buildings setback from the primary street boundary in accordance with the following table:<br><br>**Development Context** / **Minimum setback**<br>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. — The average setback of the existing buildings.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. — The setback of the existing building.<br>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. — (a) Where the existing building shares the same primary street frontage – the setback of the existing building; (b) Where the existing building has a different primary street frontage – 0m<br>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. — 0m<br><br>For the purposes of **DTS/DPF 2.5:**<br><br>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback<br>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table |
| PO 2.6<br>Buildings set back from secondary street boundaries in a manner compatible with the emerging streetscape pattern. | DTS/DPF 2.6<br>Building walls setback from the secondary street frontage in accordance with either of the following:<br><br>(a) no minimum where adjoining allotments are vacant<br>or<br>(b) the average of the setback of the existing building on each adjoining site fronting the same street. |
| PO 2.7<br>Buildings set back from rear boundaries (other than street boundaries) to:<br><br>(a) minimise impacts on properties in neighbouring zones<br>(b) maximise intensity of development within the zone. | DTS/DPF 2.7<br>Building walls setback from the rear boundaries as follows:<br><br>(a) 5m or more where the subject land directly abuts an allotment of a different zone<br>or<br>(b) 0 metres in all other cases. |
| PO 2.8<br>Buildings set back from side boundaries (other than street boundaries) to:<br><br>(a) reduce impacts of building bulk on adjoining properties<br>(b) provide adequate direct sun and ventilation to the building and open spaces<br>(c) minimise the extent of overlooking and resultant loss of privacy on adjoining properties<br>(d) minimise the extent of overshadowing on adjoining properties. | DTS/DPF 2.8<br>Building walls setback from the side boundaries the average of the setback of the existing building on each adjoining site fronting the same street. |
| PO 2.9<br>Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles. | DTS/DPF 2.9<br>Building walls setback from the rear access way:<br><br>(a) no requirement where the access way is not less than 6.5m wide<br>or<br>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide. |
| Interface Height | |
| PO 3.1<br>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone. | DTS/DPF 3.1<br><br>**Interface Height**<br>Buildings constructed within a building envelope provided by a:<br><br>(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary): |

| | |
|---|---|
| | **Interface Height**<br><br><br>(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br><br>Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br> |
| PO 3.2<br>Development that manages the interface with a low-rise neighbourhood-type zone by incorporating less dense, low-rise residential land uses at the interface, and avoiding land uses or intensity of land uses that adversely affect residential amenity. | DTS/DPF 3.2<br>None are applicable. |
| Site Dimensions and Land Division | |
| PO 4.1<br>Where appropriate, a street grid pattern is provided in mixed use areas to maintain clear sightlines, improve public safety and legibility within the public realm, and ensure walkability and connectivity are maximised. | DTS/DPF 4.1<br>None are applicable. |
| Movement, parking and access | |
| PO 5.1<br>Where practicable, buildings provide vehicle access via a side street or rear lane access way | DTS/DPF 5.1<br>Vehicular access to be provided: |

| | |
|---|---|
| that is designed to:<br>(a) provide space between buildings that reduces building mass and creates a more visually diverse public realm<br>(b) minimises conflicts with pedestrians and cyclists<br>(c) achieve active frontages at a lower intensity than the primary street frontage. | (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones<br>or<br>(b) where it consolidates or replaces existing crossovers. |
| Concept Plans | |
| PO 6.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code. | DTS/DPF 6.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 5 - Bowden Urban Village<br>Concept Plan 34 - Bowden-Brompton<br>Concept Plan 3 - Mount Barker and Littlehampton<br>Concept Plan 89 - Tonsley<br>Concept Plan 86 - Edwardstown<br>Concept Plan 94 - Old Reynella<br>Concept Plan 112 - West Lakes<br>Concept Plan 111 - St Clair<br>Concept Plan 109 - Seaton<br>Concept Plan 115 - Morphetteville<br>Concept Plan 152 - Brompton Gasworks<br>In relation to DTS/DPF 6.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing building<br>2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment. |

| | |
|---|---|
| | 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation.<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>11. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>12. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to a system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation.<br>8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>9. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>10. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation<br>4. It does not involve filling of land more than 1m above the regulated surface level where located within the Tunnel Protection Overlay<br>5. It does not involve excavation or ground intruding activity more than 2.5m below the regulated surface level where located within the Tunnel Protection Overlay. |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Industry | Light industry |
| Shop | Any of the following:<br>(a) shop located in the Main Street Subzone<br>(b) shop located in the Urban Neighbourhood Retail Subzone<br>(c) shop with a gross leasable floor area less than 2000m$^2$<br>(d) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any kind of development where the site of the development is **not** adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) child care facility<br>(c) dwelling<br>(d) dwelling addition<br>(e) residential flat building<br>(f) retirement facility<br>(g) student accommodation<br>(h) supported accommodation<br>(i) tourist accommodation. | Except development that exceeds the maximum building height specified in Urban Neighbourhood DTS/DPF 2.2 or does not satisfy Urban Neighbourhood DTS/DPF 3.1. |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that exceeds the maximum building height specified in Urban Neighbourhood DTS/DPF 2.2 or does not satisfy any of the following:<br>1. Urban Neighbourhood DTS/DPF 1.6<br>2. Urban Neighbourhood DTS/DPF 3.1. |
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) replacement building<br>(k) retaining wall<br>(l) shade sail | None specified. |

| | |
|---|---|
| (m) solar photovoltaic panels (roof mounted)<br>(n) swimming pool or spa pool and associated swimming pool safety features<br>(o) temporary accommodation in an area affected by bushfire<br>(p) tree damaging activity<br>(q) verandah<br>(r) water tank. | |
| 6. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay:<br>(a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres<br>(c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. | Except where not undertaken by the Crown, a Council or an essential infrastructure provider. |
| 7. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 8. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified. |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified. |

## Main Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A shopping, entertainment and commercial main street supported by medium to high density residential development. |
| DO 2 | A fine-grained public realm with safe, walkable and vibrant streets created by mixed use buildings with non-residential uses at ground level and a visually consistent street rhythm informed by local context and narrow tenancy footprints. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment and recreation related uses supplemented by other businesses providing a range of goods and services to the local community and the surrounding district. | DTS/DPF 1.1<br>None are applicable |
| PO 1.2<br>Land uses promote movement and activity during daytime and evening hours, including shops, restaurants, small scale licensed premises, educational, community and cultural facilities, and visitor and residential accommodation. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and positively contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and lively places. | DTS/DPF 1.3<br>Dwellings developed in conjunction with non-residential uses sited:<br>(a) at upper levels of buildings with non-residential uses located at ground level or<br>(b) behind non-residential uses on the same allotment. |
| PO 1.4 | DTS/DPF 1.4 |

| | |
|---|---|
| Development of well-designed diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, and short term accommodation, either as part of a mixed use development or wholly residential development. | None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Ground level uses contribute to a safe, walkable and vibrant main street. | DTS/DPF 2.1<br>Shop, office, or consulting room uses located on the ground floor level of buildings. |
| PO 2.2<br>Buildings designed to create visual connection between the public realm and ground level interior, positively contribute to passive surveillance of the public realm, have an active interface with the main street and contribute to the fine-grain character and retail function of the street. | DTS/DPF 2.2<br>The ground floor primary frontage of buildings provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation. |
| PO 2.3<br>Buildings are adaptable and flexible to suit a range of residential and non-residential land uses. | DTS/DPF 2.3<br>The ground floor of buildings contains a minimum floor to ceiling height of 3.5m. |
| PO 2.4<br>Buildings with no set-backs from the main street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Vehicle parking and ancillary buildings and structures (including garages, carports and outbuildings) located behind buildings away from the primary main street frontage and designed to minimise negative impacts on the main street rhythm and activation. | DTS/DPF 2.5<br>None are applicable. |

### Urban Neighbourhood Retail Subzone

Assessment Provisions (AP)

Desired Outcomes (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Additional neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Retail, office, entertainment and recreation related uses supplemented by other businesses providing a range of goods and services to the community. | DTS/DPF 1.1<br>Shops not exceeding a maximum gross leasable floor area of:<br>(a) 5500m$^2$ within the whole subzone area in West Lakes<br>(b) 2000m$^2$ within the whole subzone area in Bedford Park (Laffer's Triangle). |

## Urban Renewal Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| Land Use and Intensity | |
|---|---|
| PO 1.1<br><br>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable urban neighbourhood. | DTS/DPF 1.1<br><br>Development comprises one or more of the following:<br><br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Consulting room<br>(e) Dwelling<br>(f) Educational facility<br>(g) Office<br>(h) Place of Worship<br>(i) Recreation area<br>(j) Residential flat building<br>(k) Retirement facility<br>(l) Shop<br>(m) Student accommodation<br>(n) Supported accommodation. |
| PO 1.2<br><br>Commercial activities improve community access to services are of a scale and type to maintain residential amenity. | DTS/DPF 1.2<br><br>A shop, consulting room or office (or any combination thereof) satisfies (a) or (b):<br><br>(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) where located outside of an Activity Centre, does not exceed 250m$^2$ in gross leasable floor area. |
| PO 1.3<br><br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br><br>(a) small-scale commercial uses such as offices, shops and consulting rooms<br>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | DTS/DPF 1.3<br><br>None are applicable. |
| PO 1.4<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.4<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building does not exceed 150% of the total floor area prior to the addition/alteration<br>(d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 1.5<br><br>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood. | DTS/DPF 1.5<br><br>None are applicable. |
| PO 1.6<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.6<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Building Height | |
| PO 2.1<br><br>Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development. | DTS/DPF 2.1<br><br>Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 7m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 8m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 11.5m |
| Maximum building height is 12.5m |
| Maximum building height is 14m |
| Maximum building height is 15m |
| Maximum building height is 16.5m |
| Maximum building height is 18.5m |
| Maximum building height is 22m |
| Maximum building height is 32.5m |
| Maximum building height is 10.5m |
| Maximum building height is 20.5m |
| **Maximum Building Height (Levels)** |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |
| Maximum building height is 5 levels |
| Maximum building height is 6 levels |
| Maximum building height is 9 levels |
| Maximum building height is 10 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):
- (i) 4 building levels and 15m where the site:
  - A. is at least 1200m$^2$ in area
  - and
  - B. has a frontage of 35 metres
  - or
- (ii) 3 building levels and 12m in all other circumstances.

In relation to DTS/DPF 2.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 2.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

PO 2.2

Buildings on an allotment at the interface with a different neighbourhood-type zone are sited and designed to provide an orderly transition to the built form scale envisaged in that zone to mitigate impacts on adjacent residential uses.

DTS/DPF 2.2

None are applicable.

Primary Street Setback

PO 3.1

Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.

DTS/DPF 3.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| Where the allotment adjoins a public reserve greater than 2000m$^2$ (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment. | 1.5m |
| | |
| In all other cases. | 3m |

For the purposes of **DTS/DPF 3.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 4.1

Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public streets and reinforce a streetscape character.

DTS/DPF 4.1

Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 5.1

DTS/DPF 5.1

| | |
|---|---|
| Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties. | Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3m in wall height<br>(ii) exceed 11.5 metres in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land |
| PO 5.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. |
| Side Boundary Setback | |
| PO 6.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between buildings to minimise visual impact<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1<br>Building walls not sited on side boundaries are set back from side boundaries in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) where the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | |
| PO 7.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between buildings to minimise visual impact<br>(b) access to natural light and ventilation for neighbours<br>(c) open space recreational opportunities<br>(d) space for landscaping and vegetation. | DTS/DPF 7.1<br>Building walls are set back from the rear boundary at least:<br>(a) 3m for the first building level or 0m where the rear boundary abuts a laneway<br>(b) 5m for any second building level<br>(c) 5m plus any increase in wall height over 7m for buildings of 3 building levels and above. |
| Site Dimensions and Land Division | |
| PO 8.1<br>Allotments/sites created for residential purposes accommodate a diverse range of medium density housing. | DTS/DPF8.1<br>Development will not result in more than 1 dwelling on an existing allotment<br>or<br>Allotments/sites for residential purposes achieve a net density of up to 70 dwellings per hectare. |
| PO 8.2<br>High density residential development located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours. | DTS/DPF 8.2<br>Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m$^2$ and minimum frontage width of 35m. |
| Concept Plans | |
| PO 9.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 9.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary.<br>The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 4 - Minda Incorporated Brighton Campus - North Brighton<br>Concept Plan 89 - Tonsley<br>Concept Plan 97 - Underdale<br>Concept Plan 116 - Everard Park<br>Concept Plan 127 - Kidman Park<br>Concept Plan 141 - West Lakes<br>Concept Plan 121 - Kilkenny<br>Concept Plan 148 - Lockleys<br>In relation to DTS/DPF 9.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met. |
| Ancillary buildings and structures | |
| PO 10.1 | DTS/DPF 10.1 |

Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of neighbouring properties.

Ancillary buildings and structures:

(a) are ancillary to a dwelling erected on the same site
(b) have a floor area not exceeding 60m$^2$
(c) are not constructed, added to or altered so that any part is situated
  (i) in front of any part of the building line of the dwelling to which it is ancillary or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street
  (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
    A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
    B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)
(i) have a roof height where no part of the roof is more than 5m above the natural ground level
(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
(i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(ii) the amount of existing soft landscaping prior to the development occurring.

PO 10.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 10.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space
(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 10.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 10.3

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site
(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500m$^2$ | 60m$^2$ |
| >500m$^2$ | 80m$^2$ |

(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the main building to which it is ancillary or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street
(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

| | |
|---|---|
| | (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing building<br>2. The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and |

(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

10. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
11. The carport is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
12. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour
13. Does not involve the clearance of native vegetation
14. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 40$m^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
8. Building height - does not exceed 5m
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
    (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
    (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
11. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. If the outbuilding is a garage, it is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;

| | |
|---|---|
| | (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>13. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>14. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>15. Does not involve the clearance of native vegetation<br>16. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>17. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary<br>9. Does not involve the clearance of native vegetation<br>10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas |

11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
3. Panels and associated components do not overhang any part of the roof
4. Does not apply to a system with a generating capacity of more than 5MW that is to be connected to the State's power system
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted;
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed $40m^2$
6. Post height - does not exceed 3m measured from natural ground level
7. Building height - does not exceed 5m
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment
9. Does not involve the clearance of native vegetation
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| | |
|---|---|
| | (b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. The tank is part of a roof drainage system<br>4. Total floor area - not exceeding 15m$^2$<br>5. The tank is located wholly above ground<br>6. Tank height - does not exceed 4m above natural ground level<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>9. Does not involve the clearance of native vegetation<br>10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Water tank (underground)<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Ramsar Wetlands Overlay | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>2. The tank (including any associated pump) is located wholly below the level of the ground<br>3. Does not involve the clearance of native vegetation. |

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Dwelling | Any of the following: |

| | |
|---|---|
| | (a) dwelling not located in the Kilkenny Subzone or within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>(i) Maximum Building Height (Metres) - Maximum building height is 12.5m<br>(ii) Maximum Building Height (Levels) - Maximum building height is 3 levels<br>(b) dwelling located in the Kilkenny Subzone that does not exceed the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or any relevant Concept Plan<br>(c) dwelling that:<br>(i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>A. Maximum Building Height (Metres) - Maximum building height is 12.5m<br>B. Maximum Building Height (Levels) - Maximum building height is 3 levels<br>and<br>(ii) does not exceed 3 building levels or 12.5m in building height. |
| Residential flat building | Any of the following:<br>(a) residential flat building not located in the Kilkenny Subzone or within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>(i) Maximum Building Height (Metres) - Maximum building height is 12.5m<br>(ii) Maximum Building Height (Levels) - Maximum building height is 3 levels<br>(b) residential flat building located in the Kilkenny Subzone that does not exceed the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1 or any relevant Concept Plan.<br>(c) residential flat building that:<br>(i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>A. Maximum Building Height (Metres) - Maximum building height is 12.5m<br>B. Maximum Building Height (Levels) - Maximum building height is 3 levels<br>and<br>(ii) does not exceed 3 building levels or 12.5m in building height. |
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$ that is not within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>(i) Maximum Building Height (Metres) - Maximum building height is 12.5m<br>(ii) Maximum Building Height (Levels) - Maximum building height is 3 levels<br>(b) shop that is a restaurant that is not within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>(i) Maximum Building Height (Metres) - Maximum building height is 12.5m<br>(ii) Maximum Building Height (Levels) - Maximum building height is 3 levels<br>(c) shop that:<br>(i) is located within the area where the following Technical and Numeric Variations (TNVs) apply in Concept Plan 148 – Lockleys:<br>A. Maximum Building Height (Metres) - Maximum building height is 12.5m<br>B. Maximum Building Height (Levels) - Maximum building height is 3 levels<br>and<br>(ii) satisfies all of the following:<br>A. it does not exceed 3 building levels or 12.5m in building height<br>B. has a gross leasable floor area less than 1000m$^2$ or is a restaurant. |

## Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| | |

| | |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).<br>4. a dwelling(s) or residential flat building(s) that is situated within both the Interface Management Overlay and the Kilkenny Subzone. |
| 3. Any development involving any of the following (or of any combination of any of the following) where **not** located in the Kilkenny Subzone:<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building<br>(e) retirement facility<br>(f) student accommodation<br>(g) supported accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following) where located in the Kilkenny Subzone:<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) residential flat building<br>(e) retirement facility<br>(f) student accommodation<br>(g) supported accommodation. | Except development that:<br>1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).<br>or<br>3. involves a dwelling(s) or residential flat building(s) that is situated within both the Interface Management Overlay and the Kilkenny Subzone. |
| 5. Alteration of or addition to any of the following (or of any combination of any of the following):<br>(a) child care facility<br>(b) community facility<br>(c) educational facility. | Except development that does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.6. |
| 6. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Urban Renewal Neighbourhood Zone DTS/DPF 2.1<br>or<br>2. does not satisfy Urban Renewal Neighbourhood Zone DTS/DPF 1.2<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 7. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding | None specified. |

| | |
|---|---|
| (h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | |
| 8. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 9. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Mixed Use Transition Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development accommodating a range of business, commercial, warehousing and light industrial uses enabling the transition of the area to mixed use development, compatible with residential development. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Redevelopment and transition of the area towards mixed development including, residential, supported by a mix of compatible uses including light industry, service trade, motor repair and other compatible businesses servicing the local community that do not produce objectionable emissions. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Dwelling<br>(b) Entertainment venue<br>(c) Licenced premises<br>(d) Hotel<br>(e) Consulting room<br>(f) Indoor recreation facility<br>(g) Light industry<br>(h) Motor repair station<br>(i) Office<br>(j) Place of worship<br>(k) Research facility<br>(l) Retail fuel outlet<br>(m) Service trade premises<br>(n) Shop<br>(o) Store<br>(p) Tourist accommodation<br>(q) Training facility |
| PO 1.2<br>Non-residential development involving the expansion, alteration or replacement of an | DTS/DPF 1.2<br>None are applicable. |

| | |
|---|---|
| existing industry or activity adjacent to a sensitive receiver or zone, and where current adverse impacts exist, only occur where adverse impacts are minimised in accordance the with *Environment Protection Act 1993* requirements. | |
| PO 1.3<br>Residential development and other sensitive development only occur where adverse impacts from nearby industries and activities are minimised in accordance with the *Environment Protection Act 1993* requirements. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Shops, other than bulky goods outlets, provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products made on-site as a supplement to a business activity to enhance local job opportunities. | DTS/DPF 1.4<br>Shop comprising any of the following:<br>(a) shop with a gross leasable floor area up to 500m$^2$<br>(b) shop in the form of a bulky goods outlet<br>(c) shop that is ancillary to and located on the same allotment as a light industry. |
| Land Division | |
| PO 2.1<br>Sensitive uses and sensitive receivers are:<br>(a) located away from areas which may be subject to unacceptable noise, dust, odour or other emissions<br>or<br>(b) able to adequately mitigate impacts of noise, dust, odour or other emissions through design techniques such as:<br>(i) locating residential accommodation, the greatest distance practicable from the industry<br>(ii) locating buildings containing less non-sensitive receivers between the industry and sensitive receivers<br>(iii) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the industry<br>or<br>(iv) providing private or common open space adjacent a building facade that shields the space from impacts of the industry. | DTS/DPF 2.1<br>Development does not incorporate any of the following (including alterations and additions which increase the floor area of buildings accommodating the following by 10% or more):<br>(a) land division creating one or more additional allotments for residential purposes<br>(b) dwelling<br>(c) residential flat building<br>(d) tourist accommodation<br>(e) boarding home<br>(f) dormitory style accommodation<br>(g) Workers' accommodation<br>(h) student accommodation<br>(i) child care facility<br>(j) educational facility<br>(k) retirement village<br>(l) supported accommodation<br>(m) residential park<br>(n) hospital. |

## Landscape Transition Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development in an open landscaped setting. |

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form and Siting | |
| PO 1.1<br>Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood. | DTS/DPF 1.1<br>The development does not result in a site coverage exceeding 50%. |
| PO 1.2<br>Development incorporates deep soil zones for the retention or provision of large trees to contribute to a well landscaped setting. | DTS/DPF 1.2<br>At least 15% of a site incorporates deep soil zone areas. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Allotments/sites created for residential purposes primarily accommodating medium density residential development, with lower density at the interface with a different neighbourhood zone. | DTS/DPF 2.1<br>Allotments/sites for residential purposes accord with the following:<br>(a) Site areas (or allotment areas in the case of land division) are not less than:<br>(i) 180m2, or 100m2 on an allotment >2000m2, for a dwelling<br>(ii) 120m2, or 80m2 on an allotment >2000m2, for each dwelling in a residential flat building<br>(iii) 300m2 for a dwelling (including in a residential flat building) in areas where the Maximum Building Height (Levels) Technical and Numeric Variation specifies a maximum building height of 2 levels.<br>(b) Site frontages (or allotment frontage in the case of land division) are not less than):<br>(i) 8m for a dwelling<br>(ii) 20m for a residential flat building |

### Kilkenny Subzone

Assessment provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sensitive receivers coexist with and do not undermine the viability of existing state-significant employment generating land uses in the adjacent Strategic Employment Zone. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Sensitive receivers are designed and sited to be shielded from noise emitted by proximate lawfully existing employment generating land uses. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development incorporating a sensitive receiver locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within education establishments and pre-schools away from noise emitted by proximate lawfully existing employment generating land uses. | DTS/DPF 1.2<br>None are applicable. |

## Waterfront Neighbourhood Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | A diverse range of housing which takes advantage of waterfront locations. Development enhances public access to waterfront areas. Dual aspect allotments incorporate designs to enhance the streetscape. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Residential development and supporting services and facilities make waterfront neighbourhoods a convenient place to live. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) Ancillary accommodation<br>(b) Child care facility<br>(c) Community facility<br>(d) Dwelling<br>(e) Educational facility<br>(f) Jetty, pontoon or boat berth (or any combination thereof)<br>(g) Marina<br>(h) Office<br>(i) Place of Worship<br>(j) Recreation area<br>(k) Residential flat building<br>(l) Retirement facility<br>(m) Shop<br>(n) Supported accommodation<br>(o) Tourist accommodation |
| PO 1.2<br>Marinas include constructed waterways, mooring facilities, pontoons and small jetties to accommodate recreational activities and mooring of small boats associated with residential allotments. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:<br>(a) small-scale commercial uses such as offices, consulting rooms and shops | DTS/DPF 1.3<br>None are applicable. |

| | |
|---|---|
| (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services<br>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities<br>(d) open space and recreation facilities. | |
| PO 1.4<br><br>Non-residential development is compatible with the waterfront character and amenity of a neighbourhood. | DTS/DPF 1.4<br><br>None are applicable. |
| PO 1.5<br><br>Commercial activities improve community access to services and activate waterfront areas are of a scale and type to maintain residential amenity. | DTS/DPF 1.5<br><br>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:<br><br>(a) it is located on the same allotment and in conjunction with a dwelling, and all the following are satisfied:<br>(i) does not exceed 50m$^2$ gross leasable floor area<br>(ii) does not involve the display of goods in a window or about the dwelling or its curtilage<br>(b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and at least one of the following is satisfied:<br>(i) the building is a State or Local Heritage Place<br>(ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes<br>(c) it is located more than 500m from an Activity Centre and satisfies one of the following:<br>(i) does not exceed 100m$^2$ gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road<br>(ii) does not exceed 200m$^2$ gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road<br>(d) the development site abuts an Activity Centre and all the following are satisfied:<br>(i) it does not exceed 200m$^2$ gross leasable floor area (in a single building)<br>(ii) the proposed development will not result in the combined gross leasable floor area of all buildings used as a shop, office or consulting room (existing and proposed) or an combination thereof abutting the Activity Centre in this zone exceeding the lesser of the following:<br>A. 50% of the gross leasable floor area within the Activity Centre<br>B. 1000m$^2$.<br>(e) the development is located within the ground level of a mixed use building with frontage to a waterfront or coastal reserve and does not exceed 250m$^2$ gross leasable floor area. |
| PO 1.6<br><br>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood. | DTS/DPF 1.6<br><br>Alteration of or addition to existing educational facilities, community facilities or child care facilities where:<br><br>(a) set back at least 3m from any boundary shared with a residential land use<br>(b) building height not exceeding 1 building level<br>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration<br>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Dimensions and Land Division | |
| PO 2.1<br><br>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a waterfront neighbourhood. | DTS/DPF 2.1<br><br>Development will not result in more than 1 dwelling on an existing allotment<br><br>or<br><br>Allotments/sites for residential purposes accord with the following:<br><br>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):<br><br>**Minimum Site Area**<br>Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm<br>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 200 sqm; row dwelling is 180 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm<br>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 275 sqm; residential flat building is 200 sqm<br>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm<br>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm<br>Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |

| | |
|---|---|
| | **Minimum Site Area**<br>Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 250 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 180 sqm<br>Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm<br>Minimum site area for a detached dwelling is 390 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 250 sqm<br>Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 400 sqm; residential flat building is 300 sqm<br>Minimum site area is 2,000 sqm<br>Minimum site area is 2 ha<br>Minimum site area is 7,500 sqm<br><br>(b) site frontages (or allotment frontages in the case of land division) are not less than:<br><br>**Minimum Frontage**<br>Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 18m; residential flat building is 18m<br>Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m<br>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m<br>Minimum frontage for a detached dwelling is 4m; semi-detached dwelling is 4m; row dwelling is 4m; group dwelling is 4m; residential flat building is 6m<br>Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m<br>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 16m; residential flat building is 16m<br>Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 16m; residential flat building is 16m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m<br>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m<br>Minimum frontage is 25m<br><br>In relation to DTS/DPF 2.1, in instances where:<br><br>(c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation layer* or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development<br>(d) no value is returned in (a) or (b) (i.e. there is a blank field or relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. |
| PO 2.2<br><br>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose. | DTS/DPF 2.2<br><br>Where the site of a dwelling does not comprise an entire allotment:<br><br>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1<br>(b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene:<br>(i) Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space<br>(ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| Site Coverage | |
| PO 3.1<br><br>Building footprints consistent with the character of a waterfront neighbourhood and limited to:<br><br>(a) allow sufficient space around buildings to limit visual impact<br>(b) provide an attractive outlook<br>(c) provide access to light and ventilation<br>(d) on sites with a dual frontage, to maximise use of available land. | DTS/DPF 3.1<br><br>The development does not result in site coverage exceeding:<br><br>(a) on sites 300m$^2$ or less and with a dual frontage to the waterfront and a public street, 80%.<br>(b) in all other cases, 60%. |
| Building Height | |
| PO 4.1<br><br>Building height is consistent with the form expressed in any relevant Maximum Building Height Levels Technical and Numeric Variation and Maximum Building Height Metres Technical and Numeric Variation, and is otherwise generally low rise, or complements the height of nearby buildings. | DTS/DPF 4.1<br><br>Building height (excluding garages, carports and outbuildings) is no greater than:<br><br>(a) the following:<br><br>**Maximum Building Height (Metres)**<br>Maximum building height is 8m<br>Maximum building height is 8.5m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 9m |
| Maximum building height is 12m |
| Maximum building height is 10.5m |
| **Maximum Building Height (Levels)** |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |

(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

(c) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

(d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and the waterfront environment.

DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

| Development Context | Minimum setback |
|---|---|
| There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building. |
| There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building<br>(b) Where the existing building has a different primary street frontage - 5m |
| There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 5m |

For the purposes of **DTS/DPF 5.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.

DTS/DPF 6.1

Building walls are set back from the boundary of the allotment with a secondary street frontage at least:

(a) at least 900mm

or

(b) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that building from the boundary with the secondary street.'

Boundary Walls

PO 7.1

Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

DTS/DPF 7.1

Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:

(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height

(b) side boundary walls do not:

(i) exceed 3m in wall height

(ii) exceed 11.5m in length

| | |
|---|---|
| | (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 7.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 7.2<br>Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site. |
| Side boundary setback | |
| PO 8.1<br>Building walls are set back from side boundaries to provide:<br>(a) separation between buildings in a way that contributes to a suburban character and<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 8.1<br>Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear boundary setback | |
| PO 9.1<br>Building walls (except for ancillary buildings and structures) are set back from rear boundaries to provide:<br>(a) separation between buildings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation<br>(e) a consistent character when viewed from a waterfront. | DTS/DPF 9.1<br>Building walls (except for ancillary buildings and structures) are set back from the rear boundary at least:<br>(a) where the rear boundary fronts a waterfront, no less than the average rear setback of any existing building (except for ancillary buildings and structures) on adjoining allotments.<br>(b) where the rear boundary adjoins a laneway - 0m<br>(c) In all other cases:<br>(i) if the size of the site is less than 301 square metres—<br>A. 3m in relation to the ground floor of the building<br>B. 5m in relation to any other building level of the building<br>(ii) if the size of the site is 301 square metres or more—<br>A. 4m in relation to the ground floor of the building<br>B. 6m in relation to any other building level of the building. |
| Concept Plans | |
| PO 10.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 10.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br>**Description**<br>Concept Plan 141 - West Lakes<br>In relation to DTS/DPF 10.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met. |
| Built form and character | |
| PO 11.1<br>Dwellings on sites with frontages to both a public street and a waterfront designed to address both frontages. | DTS/DPF 11.1<br>Development is not located on a site/allotment with frontage to a waterfront. |
| PO 11.2<br>Service areas associated with dwellings such as open storage and clothes drying screened from public view. | DTS/DPF 11.2<br>None are applicable. |
| PO 11.3<br>Development set back from waterfronts to establish a consistent character that includes soft landscaping along coastal/riverine frontages. | DTS/DPF 11.3<br>None are applicable. |
| Ancillary buildings and structures | |
| PO 12.1<br>Outbuildings designed and sited to mitigate their visibility from the waterfront. | DTS/DPF 12.1<br>Outbuildings are not located between the main building and waterfront boundary on a site/allotment with frontage to a waterfront. |
| PO 12.2<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 12.2<br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m$^2$ |

| | |
|---|---|
| | (c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 12.3<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site. | DTS/DPF 12.3<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design Table 1 - Private Open Space<br>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number. |
| PO 12.4<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 12.4<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br><table><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500$m^2$</td><td>60$m^2$</td></tr><tr><td>>500$m^2$</td><td>80$m^2$</td></tr></table><br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary |

| | |
|---|---|
| | (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| Advertisements | |
| PO 13.1<br>Advertisements identify the associated business activity, and do not detract from the residential character of the locality. | DTS/DPF 13.1<br>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Brush fence<br>Except where any of the following apply:<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The fence is formed (wholly or partially) from brush<br>2. The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels)<br>3. The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved)<br>4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017)<br>3. It is required for the conduct or maintenance of railway activities<br>4. It does not involve the clearance of native vegetation<br>5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. It is ancillary to a dwelling erected on the site<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary<br>5. Total floor area - does not exceed 40m$^2$<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end)<br>7. Building height - does not exceed 5m<br>8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11.5m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure |

10. Site coverage does not exceed:
    (a) on sites 300m2 or less and with a dual frontage to the waterfront and a public street, 80%
    (b) in all other cases, 60%.
11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
12. The carport is located so that vehicle access:
    (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
    (b) is not obtained from a State Maintained Road, and will use a driveway that:
        (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;
        (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
        (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average
        (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
        (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site
13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour
14. Does not involve the clearance of native vegetation
15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Outbuilding
Except where any of the following apply:

- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is detached from and ancillary to a dwelling erected on the site.
4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
6. Total floor area - does not exceed 40$m^2$
7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
8. Building height - does not exceed 5m
9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11.5m unless:
    (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
    (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
    (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
    (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
11. Site coverage does not exceed:
    (a) on sites 300m2 or less and with a dual frontage to the waterfront and a public street, 80%.
    (b) in all other cases, 60%.
12. If the outbuilding is a garage – door opening for vehicle access facing a street frontage – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
13. If the outbuilding is a garage, it is located so that vehicle access:

| | |
|---|---|
| | (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained Road, and will use a driveway that:<br>(i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1m; or<br>(b) filling exceeding a vertical height of 1m,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m.<br>16. Does not involve the clearance of native vegetation<br>17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas<br>18. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>(a) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(b) the amount of existing soft landscaping prior to the development occurring. |
| Partial demolition of a building or structure<br>Except where any of the following apply:<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | None |
| Private bushfire shelter<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• River Murray Flood Plain Protection Area Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Primary street setback - at least as far back as the building to which it is ancillary<br>4. Secondary street setback - at least 900mm from the boundary of the allotment<br>5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place)<br>6. Does not involve the clearance of native vegetation. |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Ramsar Wetlands Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>3. Shade sail consists of permeable material<br>4. The total area of the sail - does not exceed $40m^2$<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m |

8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary
9. Does not involve the clearance of native vegetation
10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Solar photovoltaic panels (roof mounted)
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
3. Panels and associated components do not overhang any part of the roof
4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system
5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street.

Swimming pool or spa pool and associated swimming pool safety features
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted
4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).
5. Primary street setback - at least as far back as the building line of the building to which it is ancillary
6. Location of filtration system from a dwelling on an adjoining allotment:
   (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or
   (b) not less than 12m in any other case.
7. Does not involve the clearance of native vegetation
8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| 201-450 | 20% |
| >450 | 25% |

(b) the amount of existing soft landscaping prior to the development occurring.

Verandah
Except where any of the following apply:

- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
3. It is ancillary to a dwelling erected on the site
4. Primary street setback - as far back as the building line of the building to which it is ancillary
5. Total floor area - does not exceed 40$m^2$
6. Post height - does not exceed 3m measured from natural ground level

<table>
<tr><td></td><td>
7. Building height - does not exceed 5m<br>
8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment<br>
9. Site coverage does not exceed:<br>
(a) on sites 300m2 or less and with a dual frontage to the waterfront and a public street, 80%<br>
(b) in all other cases, 60%.<br>
10. Does not involve the clearance of native vegetation<br>
11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>201-450</td><td>20%</td></tr>
<tr><td>>450</td><td>25%</td></tr>
</table>
(b) the amount of existing soft landscaping prior to the development occurring.
</td></tr>
<tr><td>Water tank (above ground)<br>Except where any of the following apply:<br>
• Historic Area Overlay<br>
• Local Heritage Place Overlay<br>
• Ramsar Wetlands Overlay<br>
• State Heritage Area Overlay<br>
• State Heritage Place Overlay</td><td>
1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996<br>
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>
3. The tank is part of a roof drainage system<br>
4. Total floor area - not exceeding 15$m^2$<br>
5. The tank is located wholly above ground<br>
6. Tank height - does not exceed 4m above natural ground level<br>
7. Primary street setback - at least as far back as the building line of the building to which it is ancillary<br>
8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour<br>
9. Does not involve the clearance of native vegetation<br>
10. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:<br>
(a) a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
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<tr><td>>450</td><td>25%</td></tr>
</table>
(b) the amount of existing soft landscaping prior to the development occurring.
</td></tr>
<tr><td>Water tank (underground)<br>Except where any of the following apply:<br>
• Coastal Areas Overlay<br>
• Hazards (Acid Sulfate Soils) Overlay<br>
• Ramsar Wetlands Overlay</td><td>
1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system<br>
2. The tank (including any associated pump) is located wholly below the level of the ground<br>
3. Does not involve the clearance of native vegetation.
</td></tr>
</table>

### Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. All development undertaken by:<br>(a) the South Australian Housing Trust either individually or jointly with other persons or bodies<br>or<br>(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. | Except development involving any of the following:<br>1. residential flat building(s) of 3 or more building levels<br>2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) ancillary accommodation<br>(b) dwelling<br>(c) dwelling addition<br>(d) jetty, pontoon or boat berth (or any combination thereof)<br>(e) residential flat building. | Except development that:<br>1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |
| 4. Any development involving any of the following (or of any combination of any of the following):<br>(a) consulting room<br>(b) office<br>(c) shop. | Except development that:<br>1. exceeds the maximum building height specified in Waterfront Neighbourhood Zone DTS/DPF 4.1<br>or<br>2. does not satisfy Waterfront Neighbourhood Zone DTS/DPF 1.5<br>or<br>3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:<br>(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment)<br>or<br>(b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment). |

| | |
|---|---|
| 5. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) carport<br>(c) deck<br>(d) fence<br>(e) internal building works<br>(f) land division<br>(g) outbuilding<br>(h) pergola<br>(i) private bushfire shelter<br>(j) recreation area<br>(k) replacement building<br>(l) retaining wall<br>(m) shade sail<br>(n) solar photovoltaic panels (roof mounted)<br>(o) swimming pool or spa pool and associated swimming pool safety features<br>(p) temporary accommodation in an area affected by bushfire<br>(q) tree damaging activity<br>(r) verandah<br>(s) water tank. | None specified. |
| 6. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| **Placement of Notices - Exemptions for Performance Assessed Development** | |
| None specified. | |
| **Placement of Notices - Exemptions for Restricted Development** | |
| None specified. | |

## Workers' Settlement Zone

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development is limited to workers' accommodation and ancillary land uses that support the day to day needs of workers. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) a dwelling (manager's house)<br>(b) amenity block (including shower, toilet and laundry facilities) in association with and ancillary to the workers' accommodation<br>(c) dwelling addition<br>(d) recreational facility in association with and ancillary to the workers' accommodation<br>(e) office in association with and ancillary to the workers' accommodation<br>(f) shop in association with and ancillary to the workers' accommodation<br>(g) workers' accommodation. |
| PO 1.2<br>Shops, primarily in the form of a restaurant, associated with and ancillary to Workers' | DTS/DPF 1.2<br>Shops located on the same site as workers' accommodation meets one of the following: |

| | |
|---|---|
| accommodation enhance the amenity of the zone for those workers. | (a) it has a gross leasable floor area not exceeding 100m$^2$<br>(b) it is a restaurant. |
| PO 1.3<br>Office associated with and ancillary to Workers' accommodation supports the management and administrative aspects of the accommodation. | DTS/DPF 1.3<br>Office is ancillary to and located on the same site as Workers' accommodation. |
| PO 1.4<br>Development provides space adjacent to and around habitable buildings to accommodate areas for parking of vehicles, storage of waste, landscaping, recreation areas, swimming pool/spa and similar facilities to enhance the amenity for resident workers. | DTS/DPF 1.4<br>The total roofed area of all existing and proposed buildings on the site will not exceed 60%. |
| PO 1.5<br>Workers' accommodation is established in association with major industrial, mining, agricultural and business activities to support and facilitate economic activity. | DTS/DPF 1.5<br>Workers' accommodation is constructed by the principal operator of the relevant business or authorised agent thereof. |
| PO 1.6<br>A dwelling in the form of a manager or caretaker residence associated with and ancillary to Workers' accommodation provides for the efficient management, maintenance and support of residents. | DTS/DPF 1.6<br>A dwelling is:<br>(a) ancillary to and located on the same allotment or within the same lease area as the workers' accommodation<br>(b) has a demonstrated connection with workers' accommodation<br>(c) will not result in more than one dwelling being located on an allotment or lease area used for workers' accommodation. |
| Land Division | |
| PO 2.1<br>Land division is designed to:<br>(a) minimise fire risk danger to occupants of buildings and firefighting personnel<br>(b) minimise the potential risk of damage to buildings and other property during a bushfire<br>(c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire. | DTS/DPF 2.1<br>None are applicable. |
| Built Form and Character | |
| PO 3.1<br>Buildings and recreational facilities are set back from internal roads to accommodate vehicular movements and contribute to the safety of workers and visitors. | DTS/DPF 3.1<br>Buildings and recreational facilities are set back at least 1 metre from an internal road. |
| PO 3.2<br>Buildings are set back from public roads to mitigate impacts on the streetscape. | DTS/DPF 3.2<br>Buildings are set back at least 2m from a public road. |
| PO 3.3<br>Buildings and recreational areas are set back from the boundary of the zone to minimise impacts on neighbouring properties and enhance local amenity. | DTS/DPF 3.3<br>Buildings are set back at least 2 metres from the zone boundary. |
| PO 3.4<br>Buildings use materials and finishes to complement the landscape and mitigate the effects of glare on adjacent land users. | DTS/DPF 3.4<br>Buildings are clad in, or a combination of:<br>(a) materials other than sheet metal<br>(b) sheet metal pre-colour treated or painted in a non-reflective colour. |
| Landscaping | |
| PO 4.1<br>Landscaping is provided along public roads and thoroughfares, zone boundaries and the perimeter of common vehicle parking areas to enhance the visual appearance of development. | DTS/DPF 4.1<br>Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site in accordance with the following:<br>(a) at least 1.5m wide along any boundary on the perimeter of the zone fronting a public road or thoroughfare<br>(b) at least 1m wide around the perimeter of any shared vehicle parking area. |
| PO 4.2<br>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality. | DTS/DPF 4.2<br>Landscape areas comprise:<br>(a) not less than 10 percent of the site area<br>(b) a dimension of at least 1m. |
| Concept Plans | |
| PO 5.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 5.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: |

| | |
|---|---|
| | In relation to DTS/DPF 5.1, in instances where:<br>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. |

### Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

| Class of Development | Accepted Development Classification Criteria |
|---|---|
| Air handling unit, air conditioning system or exhaust fan<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The item will be installed on or within an existing dwelling.<br>2. The item being installed does not encroach on a public street.<br>3. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Building alterations<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The alteration does not:<br>(a) increase the floor area of the building<br>(b) exceed the existing wall height<br>(c) exceed the existing overall building height<br>(d) alter the roof profile<br>(e) alter an approved privacy screening arrangement or window treatment<br>2. Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| Building work on railway land<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Hazards (Acid Sulfate Soils) Overlay<br>• Local Heritage Place Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay<br>• Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. Building work is associated with a railway.<br>2. It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017).<br>3. It is required for the conduct or maintenance of railway activities.<br>4. It does not involve the clearance of native vegetation. |
| Carport<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Total floor area - does not exceed 40m$^2$.<br>6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>7. Building height - does not exceed 5m.<br>8. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 11m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.<br>11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).<br>12. The carport is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State maintained road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; |

| | |
|---|---|
| | (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site.<br>13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour.<br>14. Does not involve the clearance of native vegetation. |
| Outbuilding<br>Except where any of the following apply:<br>• Coastal Areas Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• Significant Landscape Protection Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is detached from and ancillary to a dwelling erected on the site.<br>4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary.<br>5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).<br>6. Total floor area - does not exceed 40m$^2$.<br>7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end).<br>8. Building height - does not exceed 5m.<br>9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless:<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and<br>(b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent.<br>11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.<br>12. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):<br>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and<br>(b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure.<br>13. If the outbuilding is a garage, it is located so that vehicle access:<br>(a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or<br>(b) is not obtained from a State Maintained Road, and will use a driveway that:<br>(i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;<br>(ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;<br>(iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average<br>(iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access<br>(v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site<br>14. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.<br>15. Does not involve-<br>(a) excavation exceeding a vertical height of 1 metre; or<br>(b) filling exceeding a vertical height of 1 metre,<br>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.<br>16. Does not involve the clearance of native vegetation. |
| Partial demolition of a building or structure<br>Except where any of the following apply: | None |

| | |
|---|---|
| • Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | |
| Shade sail<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Historic Area Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. Shade sail consists of permeable material.<br>4. The total area of the sail - does not exceed 40m$^2$.<br>5. No part of the shade sail will be:<br>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment<br>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment.<br>6. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m.<br>8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.<br>9. Does not involve the clearance of native vegetation. |
| Solar photovoltaic panels (roof mounted)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof.<br>3. Panels and associated components do not overhang any part of the roof.<br>4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.<br>5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| Swimming pool or spa pool and associated swimming pool safety features<br>Except where any of the following apply:<br>• Future Local Road Widening Overlay<br>• Future Road Widening Overlay<br>• Hazards (Flooding) Overlay<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted.<br>4. Allotment boundary setback - not less than 1m (other than a swimming pool safety feature).<br>5. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>6. Location of filtration system from a dwelling on an adjoining allotment:<br>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or<br>(b) not less than 12m in any other case.<br>7. Does not involve the clearance of native vegetation. |
| Water tank (above ground)<br>Except where any of the following apply:<br>• Local Heritage Place Overlay<br>• State Heritage Area Overlay<br>• State Heritage Place Overlay | 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.<br>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>3. The tank is part of a roof drainage system.<br>4. Total floor area - not exceeding 15m$^2$.<br>5. The tank is located wholly above ground.<br>6. Tank height - does not exceed 4m above natural ground level.<br>7. Primary street setback - at least as far back as the building line of the building to which it is ancillary.<br>8. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour.<br>9. Does not involve the clearance of native vegetation |
| Water tank (underground) | 1. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.<br>2. The tank (including any associated pump) is located wholly below the level of the ground.<br>3. Does not involve the clearance of native vegetation. |

## Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

### Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

[BLANK]

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

| Class of Development | Exclusions |
|---|---|
| Shop | Any of the following:<br>(a) shop with a gross leasable floor area less than 1000m$^2$<br>(b) shop that is a restaurant. |

### Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

**Interpretation**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

| Class of Development<br>(Column A) | Exceptions<br>(Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) air handling unit, air conditioning system or exhaust fan<br>(b) amenities block<br>(c) carport<br>(d) deck<br>(e) dwelling<br>(f) dwelling addition<br>(g) fence<br>(h) internal building works<br>(i) land division<br>(j) office<br>(k) outbuilding<br>(l) pergola<br>(m) private bushfire shelter<br>(n) replacement building<br>(o) retaining wall<br>(p) shade sail<br>(q) shop<br>(r) solar photovoltaic panels (roof mounted)<br>(s) swimming pool or spa pool and associated swimming pool safety features<br>(t) temporary accommodation in an area affected by bushfire<br>(u) tree damaging activity<br>(v) verandah<br>(w) workers accommodation<br>(x) water tank. | None specified. |
| 3. Demolition. | Except any of the following:<br>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)<br>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |

| | |
|---|---|
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |

| Placement of Notices - Exemptions for Performance Assessed Development |
|---|
| None specified |

| Placement of Notices - Exemptions for Restricted Development |
|---|
| None specified |

# Part 3 - Overlays

## Adelaide Dolphin Sanctuary Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection of the Adelaide Dolphin Sanctuary dolphin population and their habitat. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development avoids or minimises harm to habitat, and the functioning of ecosystems that support the dolphin population. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development does not result in the disruption of critical dolphin behaviours such as breeding, feeding, resting and movement. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts to the Adelaide Dolphin Sanctuary. | DTS/DPF 1.3<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Advertising Near Signalised Intersections Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Provision of a safe road environment by reducing driver distraction at key points of conflict on the road. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Advertisements Near Signalised Intersections | |
| PO 1.1<br>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages. | DTS/DPF 1.1<br>Advertising:<br>(a) is not illuminated<br>(b) does not incorporate a moving or changing display or message<br>(c) does not incorporate a flashing light(s). |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Advertisement or advertising hoarding that:<br>(a) is within 100m of a:<br>(i) signalised intersection<br>or<br>(ii) signalised pedestrian crossing<br>and<br>(b) will:<br>(i) be internally illuminated<br>or<br>(ii) incorporate a moving or changing display or message<br>or<br>(iii) incorporate a flashing light. | Commissioner of Highways. | To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections. | Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Affordable Housing Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Affordable housing is integrated with residential and mixed use development. |
| DO 2 | Affordable housing caters for a variety of household structures. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1<br>Development comprising 20 or more dwellings / allotments incorporates affordable housing. | DTS/DPF 1.1<br>Development results in 0-19 additional allotments / dwellings. |
| PO 1.2<br>Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes. | DTS/DPF 1.2<br>Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:<br>(a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development<br>or<br>(b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development. |
| PO 1.3<br>Affordable housing is distributed throughout the development to avoid an overconcentration. | DTS/DPF 1.3<br>None are applicable. |
| Built Form and Character | |
| PO 2.1 | DTS/DPF 2.1 |

| | |
|---|---|
| Affordable housing is designed to complement the design and character of residential development within the locality. | None are applicable. |
| Affordable Housing Incentives | |
| PO 3.1<br><br>To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity. | DTS/DPF 3.1<br><br>The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay. |
| PO 3.2<br><br>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone. | DTS/DPF 3.2<br><br>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:<br><br>(a) Business Neighbourhood Zone<br>(b) City Living Zone<br>(c) Established Neighbourhood Zone<br>(d) General Neighbourhood Zone<br>(e) Hills Neighbourhood Zone<br>(f) Housing Diversity Neighbourhood Zone<br>(g) Neighbourhood Zone<br>(h) Master Planned Neighbourhood Zone<br>(i) Master Planned Renewal Zone<br>(j) Master Planned Township Zone<br>(k) Rural Neighbourhood Zone<br>(l) Suburban Business Zone<br>(m) Suburban Neighbourhood Zone<br>(n) Township Neighbourhood Zone<br>(o) Township Zone<br>(p) Urban Renewal Neighbourhood Zone<br>(q) Waterfront Neighbourhood Zone<br><br>and up to 30% in any other zone, except where:<br><br>(a) the development is located within the Character Area Overlay or Historic Area Overlay or<br>(b) other height incentives already apply to the development. |
| Movement and Car Parking | |
| PO 4.1<br><br>Sufficient car parking is provided to meet the needs of occupants of affordable housing. | DTS/DPF 4.1<br><br>Dwellings constituting affordable housing are provided with car parking in accordance with the following:<br><br>(a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:<br>(i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2)<br>(ii) is within 400 metres of a bus interchange(1)<br>(iii) is within 400 metres of an O-Bahn interchange(1)<br>(iv) is within 400 metres of a passenger rail station(1)<br>(v) is within 400 metres of a passenger tram station(1)<br>(vi) is within 400 metres of the Adelaide Parklands.<br>or<br>(b) 1 carpark per dwelling for any other dwelling.<br><br>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.] |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division): | Minister responsible for administering the *South Australian Housing Trust Act 1995.* | To provide direction on the conditions required to secure the provision of dwellings or | Development of a class to which Schedule 9 |

| | | | |
|---|---|---|---|
| (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing<br>or<br>(b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1<br>or<br>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments | | allotments for affordable housing. | clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Aircraft Noise Exposure Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Buildings that accommodate activities sensitive to aircraft noise are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. | DTS/DPF 1.1<br>Buildings accommodating sensitive receivers are not located within an area having an ANEF value of 30 or more. |
| Built Form | |
| PO 2.1<br>Additions to buildings involving the addition or extension of habitable rooms are designed and located to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity. | DTS/DPF 2.1<br>Dwelling additions involving the addition or extension of habitable rooms:<br>(a) do not result in an increase in the total floor area of the existing dwelling by greater than 50 percent<br>(b) do not occur in areas having an ANEF value of 30 or more. |
| Land Division | |
| PO 3.1<br>Land division does not increase the number of allotments used for sensitive receivers in areas adversely affected by aircraft noise to mitigate community exposure to potential adverse environmental and amenity impacts generated by aircraft movements. | DTS/DPF 3.1<br>Land division:<br>(a) within an area having an ANEF value of less than 30<br>or<br>(b) within an area having an ANEF value or 30 or more and:<br>(i) does not result in any additional allotments<br>or<br>(ii) none of the allotments will accommodate a sensitive receiver. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Airport Building Heights (Aircraft Landing Areas) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Management of potential impacts of buildings on the operational and safety requirements of aircraft landing areas. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of an aircraft landing area. | DTS/DPF 1.1<br>The distance from any part of a runway centreline to the closest point of the building is greater than 30 times building height. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Airport Building Heights (Regulated) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operation of a certified or registered aerodrome. | DTS/DPF 1.1<br>Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.<br><br>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable. |
| PO 1.2<br>Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome. | DTS/DPF 1.2<br>Development does not include exhaust stacks. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development:<br>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the *Airport Building Heights (Regulated) Overlay*<br>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the *Airport Building Heights (Regulated) Overlay.* | The airport-operator company for the relevant airport within the meaning of the *Airports Act 1996* of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the *Airports Act 1996* of the Commonwealth. | To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities. | Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Building Near Airfields Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations. | DTS/DPF 1.1<br>Development:<br>(a) primarily or wholly for residential purposes<br>(b) for non-residential purposes that does not incorporate outdoor floodlighting. |
| PO 1.2<br>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike. | DTS/DPF 1.2<br>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:<br>(a) food packing/processing plant<br>(b) horticulture<br>(c) intensive animal husbandry<br>(d) showground<br>(e) waste management facility<br>(f) waste transfer station<br>(g) wetland<br>(h) wildlife sanctuary. |
| PO 1.3<br>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement. | DTS/DPF 1.3<br>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Character Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement. | DTS/DPF 1.1<br>None are applicable. |

| | |
|---|---|
| Built Form | |
| PO 2.1<br>The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the character area. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the character area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the character area. | DTS/DPF 2.5<br>None are applicable. |
| Alterations and Additions | |
| PO 3.1<br>Additions and alterations do not adversely impact on the streetscape character. | DTS/DPF 3.1<br>Additions and alterations:<br>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street<br>or<br>(b) meet all of the following:<br>(i) do not include any development forward of the front façade building line<br>(ii) any side or rear extensions are no closer to the side boundary than the existing building<br>(iii) do not involve the construction or alteration of a second or subsequent building level. |
| PO 3.2<br>Adaptive reuse and revitalisation of buildings to retain local character consistent with the Character Area Statement. | DTS/DPF 3.2<br>None are applicable. |
| Ancillary Development | |
| PO 4.1<br>Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s). | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s). | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the of the associated building. | DTS/DPF 4.4<br>None are applicable. |
| Land Division | |
| PO 5.1<br>Land division creates allotments that are:<br>(a) compatible with the surrounding pattern of subdivision in the character area<br>(b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the character area. | DTS/DPF 5.1<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |

## Character Area Statements

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td colspan="2">Character Areas affecting Alexandrina Council</td></tr>
<tr><td>AlexC1</td><td>
Milang Character Area Statement (Alex-C1)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Small scale shops.<br><br>Daranda Terrace comprises tourism and waterfront recreation activities.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Buildings typically of square or rectangular floor plans.<br><br>Front and side boundary setbacks are generally consistent.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Gable, hipped or pitches roofs and verandahs.<br><br>Advertisements comprise small signs under verandahs and bellow parapets.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey.</td></tr>
<tr><td>Materials</td><td>Stone.<br><br>Slate.<br><br>Rendered masonry walling.<br><br>Brick and stone quoins.<br><br>Corrugated iron.<br><br>Shingle and slate roofing.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Car parking and service areas are to the rear of buildings or screened by fencing or landscaping.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td colspan="2">Character Areas affecting The Barossa Council</td></tr>
<tr><td>BaroC1</td><td>
Eden Valley Character Area Statement (Baro-C1)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre-1950.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Grid/organic street pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mixture of housing styles.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>'Traditional' verge treatments exist in the main street (front boundary, footpath, street trees and gutter).</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Springton Character Area Statement (Baro-C2)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.
</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>BaroC2</td><td>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre-1950.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Grid pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mixture of housing styles of relatively modern design.</td></tr>
<tr><td>Building height</td><td>Generally single storey detached dwellings.</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>'Traditional' verge treatments exist in the main street (front boundary, footpath, street trees and gutter).</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>BaroC3</td><td>Angaston Character Area Statement (Baro-C3)<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 1800s.<br><br>1920s, second wave of prosperity for Angaston in the 20th Century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Residences in 1879-80.<br><br>Residences of the 1920s.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>Local stone.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Tree lined streets, attractive gardens, varied topography, coprosma hedges in front of some houses (retaining early post and wire fence structures), mature gums along the creek, and cypress hedges to many 1920s dwellings.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table></td></tr>
<tr><td colspan="2">Character Areas affecting City of Campbelltown</td></tr>
<tr><td>CamC1</td><td>Poet's Corner, Tranmere Character Area Statement (Cam-C1)<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Residential.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Low site coverage, large front and side building set-backs from property boundaries. Substantial allotment widths, consistent pattern of driveway access from the street to garaging and large landscaped open spaces.<br><br>Detached dwellings at low densities.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Villas and inter-war bungalows on large allotments with wide frontages, set within well-established landscaped gardens and streets.<br><br>Consistent roof forms and pitches.<br><br>Garages, carports and outbuildings are low in scale and generally located to the rear of dwellings or to the side, well set back from the front facade.</td></tr>
<tr><td>Building height</td><td>Predominantly one storey buildings, with attic or loft spaces contained within the roof form, or two storey additions to the rear of dwellings.</td></tr>
<tr><td>Materials</td><td>Red brick, stone and masonry building materials. Roofs of terracotta tiles or red painted corrugated iron.</td></tr>
<tr><td>Fencing</td><td>Low, open fencing to 1 metre in height, providing views to the built form. Low picket fencing, solid brush fencing, stone or masonry materials, wire and creepers, and hedges.</td></tr>
</table></td></tr>
</table>

| Statement# | Statement |
|---|---|
| | Some high masonry fences specifically along Magill and Glynburn Roads. |
| Setting, landscaping, streetscape and public realm features | Avenues of street tree planting make an important contribution to the landscape character and visual amenity. Generally single width driveways, located to protect mature street trees.<br><br>Lawns and vegetated gardens. |
| Representative Buildings | Identified - refer to SA planning database. |

**Character Areas affecting Clare and Gilbert Valleys Council**

**Auburn Character Area Statement (CGV-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

CGVC1

| | |
|---|---|
| Eras, themes and context | Buildings constructed in the 19th century. |
| Allotments, subdivision and built form patterns | Original land division pattern, street layout and setback patterns. |
| Architectural styles, detailing and built form features | Verandahs. Original architectural styles. |
| Building height | 1-2 storeys, with 2 storey buildings generally for retail and civic uses. |
| Materials | *[Not stated]* |
| Fencing | Front fences and gates of timber pickets, pier and plinth masonry, wrought iron, brush or masonry not exceeding 1.2m. |
| Setting, landscaping, streetscape and public realm features | Established trees. Residential amenity. |
| Representative Buildings | Identified - refer to SA planning database. |

**Character Areas affecting City of Holdfast Bay**

**Seacliff Character Area Statement (HoB-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

HoBC1

| | |
|---|---|
| Eras, themes and context | 1880s to 1920s west of the railway line.<br><br>1930s to 1960s east of the railway line. |
| Allotments, subdivision and built form patterns | 19th century rectilinear road pattern, with small allotment sizes.<br><br>Large allotments and frontages.<br><br>Narrow streets, limited street trees.<br><br>Reduced setbacks.<br><br>Varied front setbacks.<br><br>Side setbacks provide visual spacing between dwellings. |
| Architectural styles, detailing and built form features | Range of architectural styles.<br><br>Still some remaining examples of bungalows west of the railway line.<br><br>Influence of Spanish Mission style architecture.<br><br>Rectilinear plan forms.<br><br>High degree of modulation and articulation.<br><br>Low scale.<br><br>Steep roof pitches in the order of 25 to 35 degrees. |

| Statement# | Statement | |
|---|---|---|
| | | Short roof spans.<br>Hip and gable roof forms.<br>Deep verandahs and porches.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors. |
| | Building height | Single storey. |
| | Materials | Red and cream brick.<br>Stone.<br>Render.<br>Corrugated iron roofing.<br>Terra cotta tile roofing.<br>Varied building materials across the area. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building. |
| | Setting, landscaping, streetscape and public realm features | Railway line is a significant feature, with associated landscape corridor. Sloping landform.<br>Coastal views. |
| | Representative Buildings | *[Not identified]* |
| HoBC2 | **Brighton Character Area Statement (HoB-C2)**<br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1900s to 1930s. |
| | Allotments, subdivision and built form patterns | Medium to large sized allotments.<br>Linear and curvilinear street layout adjacent Dunluce Castle.<br>Large allotment sizes and frontages.<br>Large front setbacks.<br>Small side setbacks, including driveway access down one side of the site and a small setback from the non-driveway side boundary. |
| | Architectural styles, detailing and built form features | Federation style dwellings.<br>Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission.<br>Some Post-War Austerity and Conventional style dwellings.<br>Rectilinear plan forms.<br>High degree of modulation and articulation.<br>Low scale.<br>Steep roof pitches in the order of 25 to 35 degrees.<br>Short roof spans.<br>Hip and gable roof forms.<br>Deep verandahs and porches.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors.<br>Garages, carports and outbuildings are low in scale and generally located unobtrusively to the rear of dwellings or to the side, well set back from the front facade. |

| Statement# | Statement | |
|---|---|---|
| | Building height | Single storey. |
| | Materials | Corrugated iron or terracotta tile roofing.<br><br>Brick, stone, timber and part-rendered finishes.<br><br>Fenestration, doorways, windows, eaves and roof forms generally dark in colour. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building. Woven wire. Low masonry with geometric steel. Low masonry (stepped). Brush fencing up to 1.4m in height with either rolled or metal capping. |
| | Setting, landscaping, streetscape and public realm features | Heavily landscaped settings, mature trees.<br><br>Mature and uniform street tree settings on Linwood and Athelney Streets.<br><br>Outlook toward a row of heritage listed Eucalyptus trees on Alfreda Street.<br><br>Heritage listed Dunluce Castle. |
| | Representative Buildings | *[Not identified]* |
| HoBC3 | **Glenelg East Character Area Statement (HoB-C3)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1900s to 1930s. |
| | Allotments, subdivision and built form patterns | Medium to large sized allotments.<br><br>Garden suburb street layout, centred around Da Costa Park in the area south of the tramway, and Sandison reserve north of the tramway.<br><br>Original subdivisions of Helmsdale, Grovene and Dunleath.<br><br>Predominantly large allotment sizes and frontages south of the tramway, larger allotment sizes and frontages north of the tramway.<br><br>Large front setbacks.<br><br>Small side setbacks on one side, smaller on the other. |
| | Architectural styles, detailing and built form features | Federation style dwellings.<br><br>Inter-War style dwellings including: Tudor Revival, Californian bungalow, Art Deco, Some Spanish mission.<br><br>Some Post-War Austerity and Conventional style dwellings.<br><br>Rectilinear plan forms.<br><br>High degree of modulation and articulation.<br><br>Low scale.<br><br>Steep roof pitches in the order of 25 to 35 degrees.<br><br>Short roof spans.<br><br>Hip and gable roof forms.<br><br>Deep verandahs and porches.<br><br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>High solid to void ratio.<br><br>Vertical proportions in windows and doors.<br><br>Garages, carports and outbuildings are low in scale and generally located unobtrusively to the rear of dwellings or to the side, well set back from the front facade. |
| | Building height | Single storey. |
| | Materials | Consistent with the materials used in the 1920s to 1930s period.<br><br>Corrugated iron or terracotta tile roofing. Brick, sandstone, and stucco and part-rendered finishes.<br><br>Roofing, facades and fenestration in natural red brick and terracotta colouration.<br><br>Timber joinery including fascia, barges, window frames, door frames and doors.<br><br>Timber strapping on Inter-War dwelling gables. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br><br>Woven wire. Low masonry with geometric steel. Low masonry (stepped). Cyclone wire and steel or timber frame.<br><br>Brush fencing up to 1.4m in height with either rolled or metal capping. |
| | Setting, landscaping, streetscape and public realm features | Centred around Da Costa Park historic area, and its associated built form and open space.<br><br>Glenelg Tramway and linear reserve between Maxwell and Dunbar Terraces.<br><br>Norfolk Island pines and other mature street trees throughout. |
| | Representative Buildings | *[Not identified]* |
| HoBC4 | **Glenelg Character Area Statement (HoB-C4)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1840s - 1930s.<br><br>Earliest period of settlement of South Australia.<br><br>Subdivision in 1839 by Light Finnis and Co.<br><br>Growth period in 1920s associated with increase in holidaymaking and leisure pursuits. |
| | Allotments, subdivision and built form patterns | Uniform street layout, an extension of the original Glenelg Village set out in 1839 by Colonel William Light.<br><br>Rear laneways to service dwellings on Gordon and Rose Streets, and buildings on Brighton Road.<br><br>Range allotment sizes.<br><br>Medium to very large frontages.<br><br>Small setbacks.<br><br>Side setbacks provide visual spacing between dwellings.<br><br>Consistency of setbacks in streetscapes. |
| | Architectural styles, detailing and built form features | Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing.<br><br>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings.<br><br>Inter-War buildings, mostly Bungalows.<br><br>Low scale to medium, relatively small dimensions and basic building details.<br><br>Many dwellings without vehicle garaging.<br><br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.<br><br>Rectilinear plan forms.<br><br>High degree of modulation and articulation.<br><br>Low scale.<br><br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br><br>Short roof spans.<br><br>Hip and gable roof forms.<br><br>Concave, bullnose and straight-pitched verandahs.<br><br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>High solid to void ratio.<br><br>Vertical proportions in windows and doors.<br><br>Garages, carports and outbuildings are low in scale and generally located unobtrusively to the rear of dwellings or to the side, well set back from the front facade. |
| | Building height | Predominantly single storey but some two storey. |
| | Materials | Consistent with the materials used in the 1840s to 1930s period. Bluestone or sandstone walls (unpainted). |

| Statement# | | Statement |
|---|---|---|
| | | Some brick.<br><br>Brick or rendered quoin work and plinths.<br><br>Corrugated iron roofing.<br><br>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br><br>Timber picket, timber dowel, timber paling.<br><br>Hedging.<br><br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br><br>Woven wire or low masonry with or without geometric steel for Inter-war buildings.<br><br>Cyclone wire and steel or timber frame. |
| | Setting, landscaping, streetscape and public realm features | Clearly defined setbacks and uniform front landscaping. |
| | Representative Buildings | *[Not identified]* |
| HoBC5 | **Glenelg North (West of Tapleys Hill Road) Character Area Statement (HoB-C5)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1850s to 1920s. |
| | Allotments, subdivision and built form patterns | Rectangular allotment shapes in varying sizes.<br><br>Some allotments have been amalgamated to make way for residential flat buildings and units.<br><br>Mix of front setback patterns, with older dwellings having small front setbacks, and later dwellings set further back from the street.<br><br>Generally small front setbacks.<br><br>Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | Small scale, simplified building forms.<br><br>Single storey detached and semi-detached villas.<br><br>Single storey detached cottages.<br><br>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing.<br><br>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings.<br><br>Some Inter-War buildings, mostly Tudor style.<br><br>Many dwellings without vehicle garaging.<br><br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.<br><br>Rectilinear plan forms.<br><br>High degree of modulation and articulation.<br><br>Low scale.<br><br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br><br>Short roof spans.<br><br>Hip and gable roof forms.<br><br>Concave, bullnose and straight-pitched verandahs.<br><br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>High solid to void ratio.<br><br>Vertical proportions in windows and doors. |

| Statement# | Statement | |
|---|---|---|
| | Building height | Predominantly single storey but some two storey. |
| | Materials | Consistent with the materials used in the 1840s to 1920s period. Bluestone or sandstone walls. Corrugated iron roofing. Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building. Timber picket, timber dowel, timber paling.<br>Hedging.<br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br>Woven wire or low masonry with or without geometric steel for Inter-war buildings. |
| | Setting, landscaping, streetscape and public realm features | Small suburban feel, within proximity to the open spaces of the Patawalonga Reserve.<br>Strong sense of uniformity of buildings in some areas. |
| | Representative Buildings | *[Not identified]* |
| HoBC6 | **Glenelg North (East of Tapleys Hill Road) Character Area Statement (HoB-C6)**<br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1880s to 1920s. |
| | Allotments, subdivision and built form patterns | Orderly subdivision pattern.<br>Originally subdivided in 1841.<br>Range of allotment sizes with wide frontages.<br>Smaller allotment sizes with rear laneways between Alison and Bagshaw Streets.<br>Medium front setbacks.<br>Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | Larger scale single storey detached dwellings.<br>Bungalow style dwellings with large front and side boundary setbacks.<br>Examples of smaller scale dwellings between Alison and Bagshaw Streets.<br>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing.<br>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings.<br>Some Inter-War buildings, mostly Tudor style.<br>Many dwellings without vehicle garaging.<br>Rectilinear plan forms.<br>High degree of modulation and articulation.<br>Low scale.<br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br>Short roof spans.<br>Hip and gable roof forms.<br>Concave, bullnose and straight-pitched verandahs.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors.<br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade. |
| | Building height | Predominantly single storey but some two storey. |
| | Materials | Consistent with the materials used in the 1840s to 1920s period. |

| Statement# | Statement | |
|---|---|---|
| | | Sandstone and red brick facades.<br>Corrugated iron roofing.<br>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br>Timber picket, timber dowel, timber paling.<br>Hedging.<br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br>Woven wire or low masonry with or without geometric steel for Inter-war buildings. |
| | Setting, landscaping, streetscape and public realm features | Combination of wide, open streetscapes, and more relatively narrow laneways.<br>Frontages on MacFarlane and Bagshaw Streets facing the Old Gum Tree Reserve.<br>St Leonard's Primary School is a significant presence to the locality. |
| | Representative Buildings | *[Not identified]* |
| **Character Areas affecting City of Marion** | | |
| MarC1 | **Edwardstown, Glandore, Glengowrie and Plympton Park Character Area Statement (Mar-C1)**<br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1920s to 1950. |
| | Allotments, subdivision and built form patterns | Conventional grid type pattern of streets.<br>Large allotments.<br>Predominantly detached dwellings.<br>Some examples of semi-detached dwellings in Glandore and Glengowrie. |
| | Architectural styles, detailing and built form features | Single storey detached dwellings.<br>Occasional single storey semi-detached dwellings.<br>Mixture of Bungalow, Art Deco, Spanish Mission, Tudor.<br>Articulated roof forms (gable, Dutch gable, hips).<br>Chimneys, projecting front verandahs, porches, porticos.<br>Garages and carports located behind main face of dwelling. |
| | Building height | Single storey.<br>2nd storey in roofline. |
| | Materials | Timber frame windows.<br>External walls constructed of mixture of red brick, painted brick, stone and rendered masonry.<br>Roofing - galvanised iron/replaced with colorbond, terracotta tiles. |
| | Fencing | Low height - rendered masonry, timber picket, post and wire, tubular. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets.<br>Well maintained traditional gardens.<br>Mature vegetation in private properties.<br>Low scale dwellings.<br>Housing well setback from street. |
| | Representative Buildings | *[Not identified]* |
| | **Marion Character Area Statement (Mar-C2)** | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>MarC2</td><td>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Original housing stock - predominantly 1950s to 1970s.<br><br>More recent infill scattered throughout.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Grid type pattern of streets, partly angular due to diagonal alignment of railway resulting in some irregular shaped allotments.<br><br>Large allotments.<br><br>Detached dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly single storey detached dwellings.<br><br>Small number of 2 storey dwellings.<br><br>Original housing stock - mixture of austerity, conventional 1950s.<br><br>Roof forms (gable, hips).</td></tr>
<tr><td>Building height</td><td>Original housing stock is generally single storey.<br><br>Recent dwellings are predominantly single storey however there are more examples of 2 storey.</td></tr>
<tr><td>Materials</td><td>External walls predominantly a mixture of brick (variety of colours) and rendered masonry.<br><br>Roofing - original housing has terracotta tiles. More recent replacement housing has colorbond.</td></tr>
<tr><td>Fencing</td><td>No dominant fencing style or material.<br><br>Mixed with open front yards.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Tree lined streets.<br><br>Well maintained leafy garden character.<br><br>Mature vegetation in private properties.<br><br>Low scale dwellings.<br><br>Housing well setback from street.<br><br>Visual separation between houses.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td colspan="2">Character Areas affecting Mid Murray Council</td></tr>
<tr><td>MiMuC1</td><td>
Residential Character Area Statement (MiMu-C1)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Buildings of interest reflecting the original development of the town.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Early subdivision south of Victoria Street, between the cliff face and east of Walker and Berryman Avenue.<br><br>Larger allotments reflecting the original subdivision pattern. Wide street frontages and generous setbacks to boundaries.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Provision of mainly detached dwellings with some semi-detached dwellings.</td></tr>
<tr><td>Building height</td><td>Buildings up to two storeys in height.</td></tr>
<tr><td>Materials</td><td>Original or otherwise complementary materials, colours and finishes.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Landscaping to soften development.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td colspan="2">Character Areas affecting City of Mitcham</td></tr>
<tr><td></td><td>Plains Character Area Statement (Mit-C1)</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>MitC1</td><td>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Mix of pre-war, inter-war and post-war housing of a low density detached nature comprising symmetrical cottages, villas, bungalows, Tudor, art deco and austerity.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Established traditional grid neighbourhoods, with a high presence of pre-1940s housing stock.<br><br>Consistent allotment pattern, frontage widths and setbacks of buildings to streets and to each other creating a strong rhythm and pattern of development. Consistent pattern of side setbacks, which are generally larger on one side of allotments.<br><br>Low site coverage supporting strong landscaped settings and space that frame and give context to dwelling forms.<br><br>Absence of row dwellings and residential flat buildings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single storey detached dwellings at low densities with regular large front and side setbacks.<br><br>Intact pattern of setbacks and spacings between buildings.<br><br>Prominence of gables and verandahs which are reflective of the building types in these areas. The use of parapets to front facades are a rarely visible built form element in the area's established streetscape character.<br><br>Roof forms consist of gabled, hipped and Dutch gable at pitches that reflect the prevailing building size, style and era.<br><br>High solid to void ratios within building facades.<br><br>Garaging is a minor built form element and subordinate to the principal dwelling form when viewed from the streetscape.<br><br>Garaging is in the form of single garages situated to the side of dwellings, setback behind the front building line and comprising wall heights and roof forms that are lower than the associated dwelling.</td></tr>
<tr><td>Building height</td><td>Single storey appearance with second storeys typically not visible from the street and characteristically integrated within the roof form or behind roof ridges.</td></tr>
<tr><td>Materials</td><td>Building materials consist of traditional housing materials such as brick, stone and rendered masonry finishes to walls and tile or corrugated metal roofs.<br><br>Dwelling facades display a range of materiality and finishes producing a richness of textures and colour schemes.</td></tr>
<tr><td>Fencing</td><td>Low and open fencing styles consisting of timber picket, post and wire, low stone or brick structures or hedges.<br><br>Limited use of high solid fencing except along railway or arterial road alignments.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Important contribution of front yards, landscaping and street trees to overall character of the area.<br><br>Front yards are generously landscaped spaces with a high proportion of vegetation to paved surfaces.<br><br>Driveways are aligned to side boundaries and are of single width.<br><br>Existing street trees and road verges form important streetscape features that contribute to the public realm appearance producing a pattern of plantings protected by isolating driveway entranceway and crossover locations.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Springfield Character Area Statement (Mit-C2)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1930s to present.<br><br>Pre and post war housing stock as well as contemporary housing styles.<br><br>Sense of grandeur and spaciousness.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Intact original subdivision pattern.<br><br>Winding road network that follows land form and results in irregular shaped allotments.<br><br>Detached dwellings on very large allotments and very wide frontages which contribute to sense of spaciousness and scale.<br><br>Absence of row dwellings and residential flat buildings.<br><br>Buildings are set back very large distances from street frontages and side boundaries. Consistent pattern of side setbacks</td></tr>
</table>
</td></tr>
</table>

| Statement# | | Statement |
|---|---|---|
| MitC2 | | which are generally larger on one side of allotments.<br><br>Low site coverage of buildings across large sites.<br><br>Strong landscape setting for buildings, particularly in front yards and between buildings, contributes to sense of grandeur. |
| | Architectural styles, detailing and built form features | Eclectic mix of housing stock, styles and architectural features.<br><br>High quality materials, finishes and detailing associated with grand homes and mansions.<br><br>Increasing gradient of slopes to the east of the Area promotes split level designs and undercroft garaging formats. |
| | Building height | Predominantly buildings of up to two storeys, with three storeys where cut into sloping sites (incorporating undercroft garaging). |
| | Materials | Brick, stone, rendered masonry finishes to walls.<br><br>Tiles or metal roofing.<br><br>High solid to void ratio to facades.<br><br>Visible retaining walls typically stone or rendered in material. |
| | Fencing | Diversity of fencing treatments and styles.<br><br>Solid fencing above 1 metre and walls screened with dense landscaping along the street frontage. |
| | Setting, landscaping, streetscape and public realm features | A mixture of mature Eucalypt and exotic street trees provide an overall visual coherence to the public realm.<br><br>Retaining walls to street frontages on high side of street, with raised front gardens above.<br><br>Formal garden settings with mature trees are an important element in established character. |
| | Representative Buildings | *[Not identified]* |
| MitC3 | **Hills Character Area Statement (Mit-C3)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | Low density spacious setting with detached dwellings on large sites within natural vegetated settings with very few other housing types. |
| | Allotments, subdivision and built form patterns | Variations in land forms, including some steeply sloping locations, produce curvilinear road patterns and irregular shaped allotments in terms of size and frontage widths.<br><br>Land slope leads to a variety of front setbacks and informs dwelling orientation and height relative to the street. Side setbacks are generally larger on one side of allotments.<br><br>Simple housing forms of a single and two storey nature (including spilt level) that respond to land form.<br><br>Garaging typically to side of dwelling or as an undercroft structure. Garaging is only forward of dwellings on steeply sloping sites and is in the form of standalone simple open structures.<br><br>Row dwellings, group dwellings and residential flat buildings are not representative of the predominant built form in the area. |
| | Architectural styles, detailing and built form features | The area's built form exhibits a sense of spaciousness due to limited site coverage and generous front and side setbacks.<br><br>Development responds to land form and does so in a way that blends with landscape character by minimising cut and fill and vegetation clearance.<br><br>Where visible to the street, large differences in levels between dwellings and roadways are battered and landscaped.<br><br>Where parking structures are forward of building lines, they are of an open form and low roof profile. |
| | Building height | Low profile roof forms and pitches reflect the land form are a common feature.<br><br>One and two storeys typically responding to the land form. |
| | Materials | Building materials, colours and finishes assist in blending and receding buildings into the natural landscape character rather than openly contrasting and drawing attention to buildings.<br><br>Predominantly darker subdued natural earthy tones for wall and roof materials. Lighter or paler colour complement the surrounding landscape in their tone.<br><br>Highly reflective and bright, vivid colour finishes to walls and roof materials, such as stark white or similar are rarely found in the area. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | No presence of front fencing forward of the building line is a characteristic of the area, and in limited cases where front fencing is present, it is low or open in nature.<br><br>The area features retaining walls that are mostly screened or are natural in form using mainly stone or natural rock, with walls being low in height, terraced and set well back from boundaries and providing landscaped space.<br><br>High concrete sleeper walls are not a part of the built form streetscape. |
| | Setting, landscaping, streetscape and public realm features | Strong landscape character attributes derive from extensive retention of native vegetation on sites, between buildings and within informal road verges. The presence of vegetation on sites, is a defining feature of the area.<br><br>Streets retain an open, often spacious setting characterised by spaces between buildings which contain landscaping.<br><br>Driveways on sloping sites meander within front yards of dwellings, with minimal cut and fill of the land surface, and feature landscaping on their edges. |
| | Representative Buildings | *[Not identified]* |

**Character Areas affecting City of Norwood, Payneham and St Peters**

**Evandale/Maylands/Stepney Character Area Statement (NPSP-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| Statement# | | |
|---|---|---|
| NPSPC1 | Eras, themes and context | Pre-1940.<br><br>Primarily low-scale and low density residential. Detached (including battleaxe in Maylands, Evandale and Payneham), semi-detached and group dwellings. |
| | Allotments, subdivision and built form patterns | Original, pre-1940s land division patterns.<br><br>Setbacks from boundaries creating space between dwellings. |
| | Architectural styles, detailing and built form features | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.<br><br>Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage). |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br><br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br><br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Vehicle garaging, driveways and front fences are not dominant streetscape elements.<br><br>In most areas mature street tree plantings provide an overall visual coherence to the streets.<br><br>Soft front landscaping, including trees.<br><br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**Hackney Character Area Statement (NPSP-C2)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | Pre- 1940.<br><br>Primarily low-scale and low density residential. Detached, semi-detached, group and row dwellings. Residential flat buildings. |
| | Allotments, subdivision and built form patterns | Original, pre-1940s land division patterns.<br><br>Small areas of Hackney located along the southern side of Richmond Street and between Hackney Road and St Peters College. Existing development comprises a mix of compact and large allotments with a number of Local Heritage Places, pre-1940s dwellings and multi-unit sites. |
| | Architectural styles, detailing and built form | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions. |

| Statement# | Statement | |
|---|---|---|
| NPSPC2 | features | Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Two storey along Hackney Road.<br>In other locations, single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage). |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Vehicle garaging, driveways and front fences are not dominant streetscape elements.<br>In most areas mature street tree plantings provide an overall visual coherence to the streets.<br>Soft front landscaping, including trees.<br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**Heathpool/Marryatville Character Area Statement (NPSP-C3)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| NPSPC3 | | |
|---|---|---|
| | Eras, themes and context | Pre-1940.<br>Primarily low-scale and low density residential. Detached (including battleaxe in Marryatville east and west of Clapton Road), semi-detached and group dwellings. Residential flat buildings in Marryatville east and west of Clapton Road. |
| | Allotments, subdivision and built form patterns | Original, pre-1940s land division patterns. |
| | Architectural styles, detailing and built form features | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.<br>Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage). |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Vehicle garaging, driveways and front fences are not dominant streetscape elements.<br>In most areas mature street tree plantings provide an overall visual coherence to the streets.<br>Soft front landscaping, including trees.<br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**St Peters/Joslin/Royston Park Character Area Statement (NPSP-C4)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | Pre-1940.<br>Primarily low-scale and low density residential. Detached dwellings. Semi-detached dwellings in St Peters and College Park. |
| | Allotments, subdivision and built form patterns | Original, pre-1940s land division patterns. |
| | Architectural styles, detailing and built form | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions. |

| Statement# | Statement | |
|---|---|---|
| NPSPC4 | features | Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage). |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Vehicle garaging, driveways and front fences are not dominant streetscape elements.<br>In most areas mature street tree plantings provide an overall visual coherence to the streets.<br>Soft front landscaping, including trees.<br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**Trinity Gardens/St Morris Character Area Statement (NPSP-C5)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| | | |
|---|---|---|
| NPSPC5 | Eras, themes and context | Pre-1940.<br>Primarily low-scale and low density residential. Detached (including battleaxe in some locations), semi-detached dwellings. Group dwellings in St Morris. |
| | Allotments, subdivision and built form patterns | Original, pre-1940s land division patterns. |
| | Architectural styles, detailing and built form features | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.<br>Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Single storey. |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Vehicle garaging, driveways and front fences are not dominant streetscape elements.<br>In most areas mature street tree plantings provide an overall visual coherence to the streets.<br>Soft front landscaping, including trees.<br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**Residential Character (Norwood) Area Statement (NPSP-C6)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | Residential. Detached (including battleaxe), semi-detached, row and group dwellings. Residential flat buildings.<br>Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the original built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940. |
| | Allotments, subdivision and built form patterns | Rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, with various eras of development overlaid. Broad mix of allotment sizes and a diversity of residential accommodation options.<br>The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in unifying the various eras of built form development in Norwood. |

| Statement# | Statement | |
|---|---|---|
| NPSPC6 | Architectural styles, detailing and built form features | Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.<br><br>A mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.<br><br>Some undercroft or underground garages along western side of Osmond Terrace.<br><br>Semi-detached dwellings often presenting as single dwellings. |
| | Building height | Generally single storey streetscape appearance. |
| | Materials | Varied, traditional materials. |
| | Fencing | Low, open-style fencing that allows connectivity to the street.<br><br>Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character.<br><br>Some more solid forms of fencing along arterial roads. |
| | Setting, landscaping, streetscape and public realm features | Distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets.<br><br>Some limited advertising and signage which complements scale and architecture of associated buildings. |
| | Representative Buildings | *[Not identified]* |

**Character Areas affecting City of Playford**

**Elizabeth South Character Area Statement (Play-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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| PlayC1 | | |
|---|---|---|
| | Eras, themes and context | Late 1950s to early 1960s. |
| | Allotments, subdivision and built form patterns | First stage of the post war planned Garden City north of Adelaide.<br><br>Layout and land division pattern involving irregular allotment shapes and curvilinear street pattern, typical of the planning and construction of Trust development in the late 1950s and early 1960s.<br><br>Large proportion of open space as parks and gardens.<br><br>Parks and mature trees in the landscape road reserve make a significant contribution to the character and amenity of the area.<br><br>Rectangular allotment shapes in varying sizes. Some allotments have been amalgamated to make way for residential flat buildings and units. Generally large front setbacks. Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | Small scale, simplified building forms consistent with South Australian Housing Trust development of the late 1950s early 1960s.<br><br>Single storey semi-detached and detached buildings. Dwellings being of brick and concrete block construction with varying stylistic treatments. Many dwellings without vehicle garaging.<br><br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. Rectilinear plan forms. Low scale. Hipped roof forms. |
| | Building heights | Predominantly single storey. |
| | Materials | Consistent with the materials used in the late 1950s to early 1960s period. Brick or rendered finishes. Corrugated iron roofing. Consistent, original windows dimensions facing the street. Main entrance incorporated into front elevation. |
| | Fencing | Where fencing exits, it is predominantly in the form of low style open fencing along the primary road frontage. Corrugated iron fencing evident to side and rear boundaries. |
| | Setting, landscaping, streetscape and public realm features | Low scale suburban feel, within proximity to the open spaces.<br><br>Strong sense of uniformity of buildings. |
| | Representative Buildings | *[Not identified]* |

**Character Areas affecting City of Port Adelaide Enfield**

**Enfield Character Area Statement (PAdE-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

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<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>PAdEC1</td><td>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1900s - 1950s built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>“Garden suburb' street pattern and modified grid. Generous allotment sizes with wide frontages and substantial rear gardens. Consistent front set-backs.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>The area is large and features a wide variety of housing styles including bungalows, villas, Tudors, art deco, inter-war, cottages and mansions generally built before the 1940s.<br><br>There is also a significant stock of quality dwellings built between 1940 and 1950 that augment the pre 1940s dwellings and make an important contribution to the character of the area.<br><br>There is a notable concentration of bungalows in the western portion of the area and this style is a defining feature in this part of the area.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Materials consistent with the style of building and era of its original construction.</td></tr>
<tr><td>Fencing</td><td>Low and/or open consistent with the style and era of construction of the building it is associated with.<br><br>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms.<br><br>Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The 1920s street pattern in this area is distinctive and reflects the garden suburb approach to town planning and subdivision.<br><br>It results in wide nature strips and reserves that together with mature, well landscaped gardens create road verges which contribute to an open and high quality residential character.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>PAdEC2</td><td>
Glanville (East of Carlisle) Character Area Statement (PAdE-C2)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1860s - 1920s built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>The allotment pattern is shaped to accommodate the alignments of Carlisle Street and Causeway Road. Small allotment sizes with narrow frontages. Dwellings are built close to streets.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Housing styles include cottages, villas, inter-war and bungalows with cottages being the predominant and key defining feature in the area.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Materials consistent with the style of building and era of its original construction.</td></tr>
<tr><td>Fencing</td><td>Low and/or open consistent with the style and era of construction of the building it is associated with.<br><br>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The area is nestled in to the north west of the Jervois Street bridge and contains many old workers’ cottages. These are particularly prevalent in the area bound by Sutherland Street, Connor Street, Hart Street and Carlisle Street.<br><br>The area’s simple low rise housing is strongly counterpointed by the modern, multi -storey Port Adelaide waterfront development to the east of the Outer Harbour rail line and provides an important representation of the early settlement and historical development of Port Adelaide.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Largs / Largs North Character Area Statement (PAdE-C3)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and</td><td>1900s - 1960s built development.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| PAdEC3 | context | |
| | Allotments, subdivision and built form patterns | Grid pattern with predominately east -west running streets with the long axes of allotments running north-south. Allotments fronting Lady Gowrie Drive and Military Road configured with their long axes running east-west so that buildings address these roads. A high degree of consistency in front setbacks.<br><br>Regular and generous rectangular allotments with wide frontages. |
| | Architectural styles, detailing and built form features | Wide range of housing styles including bungalows, villas, inter-war, Tudors, cottages and art deco. There is a strong concentration of pre 1940s built form. |
| | Building height | Predominately single storey but some two storey along parts of the Lady Gowrie Drive frontage. |
| | Materials | Materials consistent with the style of building and era of its original construction. |
| | Fencing | Low and/or open consistent with the style and era of construction of the building it is associated with.<br><br>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences.<br><br>Original hedges retained, restored and where appropriate, extended, (utilizing the same species of planting currently in existence) as an alternative to constructed fences. |
| | Setting, landscaping, streetscape and public realm features | The southern boundary of this area adjoins the Semaphore/Largs Historic Area. It abuts the coast and contains a significant number of dwellings built during the period from 1915-1940.<br><br>It has a strong relationship with the coast and features tree lined streets with footpaths on both sides that provide vistas and ready walking access to the foreshore and beach.<br><br>Wide allotment frontages with generous spacing between driveways make a significant contribution to the walkability of these footpaths and the character of the area.<br><br>An imposing stand of Norfolk Island pines along Lady Gowrie Drive is a key feature of the area. |
| | Representative Buildings | *[Not identified]* |
| PAdEC4 | **Rosewater Character Area Statement (PAdE-C4)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1900s - 1940s built development. |
| | Allotments, subdivision and built form patterns | Grid pattern distorted by the alignment of Newcastle Street. Small allotments with narrow frontages. Front setbacks are consistent on a street by street basis. |
| | Architectural styles, detailing and built form features | A variety of housing styles but cottages, villas and bungalows are the principle styles. |
| | Building height | Single storey. |
| | Materials | Materials of existing buildings retained where practicable and missing elements reinstated consistent with the style of building and era of its original construction. |
| | Fencing | Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences. |
| | Setting, landscaping, streetscape and public realm features | Newcastle Street is a well landscaped road that provides the main access into this area. It features well established avenue tree planting that includes plane trees and jacarandas. Simple, single storey, historic detached dwellings built on allotments with consistent widths laid out in a grid pattern, and the adjacent Mt Carmel school and the reserve to the north west, combine to establish a country town like character. |
| | Representative Buildings | *[Not identified]* |
| **Character Areas affecting City of Prospect** | | |
| | **Suburban Neighbourhood 1 Character Area Statement (Pr-C1)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area. | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>PrC1</td><td>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th and Early 20th centuries residential. Limited post-1950s residential. Very low density and primarily detached dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original land division patterns following grid type street pattern and displaying rectangular, rectilinear allotments. Spacious allotments. Large allotment frontages. Large front setbacks. Street facing front dwelling facades. Large spaces around and between dwellings including generous and asymmetrical (one side larger than the other) side setbacks between dwellings. Typically two storey dwellings display consistent side boundary setbacks between building levels.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Majority bungalows and villas of a significant scale.<br><br>Pitched roofs with their vertical proportion similar to wall height and typically around 25 to 49 degree pitch.<br><br>Prominent front verandahs of bull-nose or concave design.<br><br>Moderate front façade detailing and articulation (wall off-sets, verandahs and deep eaves) with walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.</td></tr>
<tr><td>Building height</td><td>Primarily single storey presentation to the street with two storey components sited behind.<br><br>1 to 2 storey dwellings with vertical proportions consistent with traditional dwellings (wall height at least 3 metres and no more than 3.6 metres for single storey and up to 7 metres for two storeys.<br><br>Large scale buildings in context with large to very large allotments and frontages.</td></tr>
<tr><td>Materials</td><td>Stone, brick and rendered finishes.<br><br>Detailing around doors, windows, wall edges and gables.<br><br>Limited colour palette for the majority of building façade (sandstone to reds; bluestone and grey tones) with colour highlights in the detailing.</td></tr>
<tr><td>Fencing</td><td>Front fences forward of the building are of an open style and low in height (to 1.2 metres high). Fencing style associated with dwelling style and era of development. Some more solid fencing of standard height along major roads.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Leafy public realm that visually dominates or supports the built form.<br><br>Extensively landscaped front yards with mature vegetation/tree canopy. Minimal hard and artificial surfaces. Mature vegetation in public realm. Garages and carports are designed and sited to be subordinate to the main dwelling. Access points are narrow and consolidated.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>PrC2</td><td>
Suburban Neighbourhood 2 Character Area Statement (Pr-C2)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th and Early 20th centuries residential. Limited post-1950s infill residential. Primarily low density and low scale residential, including detached, semi-detached and row dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original land division patterns following grid type street pattern and displaying rectangular, rectilinear allotments. Large allotments. Large allotment frontages. Large front setbacks along with reasonable side setbacks. Street facing front dwelling facades.<br><br>Moderate spaces around dwellings including asymmetrical (one side larger than the other) side setbacks between dwellings. Typically two storey dwellings to display consistent side boundary setbacks between building levels.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mainly single storey detached bungalows, cottages and villas.<br><br>Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch.<br><br>Front verandahs (with bull-nose or concave design) with façade detailing and moderate articulation. Moderate front façade detailing and articulation (wall off-sets, verandahs and deep eaves) with walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.</td></tr>
<tr><td>Building height</td><td>Primarily single storey presentation to the street with any two storey components sited behind.<br><br>Predominantly 1 storey dwellings with vertical proportions consistent with traditional dwellings at least 3 metres and no more than 3.6 metres in wall height for single storey and up to 7 metres for two storeys.<br><br>Moderate scale in context with low rise development, allotment size and frontages.</td></tr>
<tr><td>Materials</td><td>Stone, brick and rendered finishes.<br><br>Detailing around doors, windows, wall edges and gables<br><br>Limited colour palette for the majority of building façade and roof areas (sandstone to reds; bluestone and grey tones) with complementary colour highlights in the detailing.</td></tr>
<tr><td>Fencing</td><td>Front fences forward of the building are of an open style and low in height (to 1.2 metres high). Style associated with dwelling style and era of development. Some more solid fencing of standard height along major roads.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Leafy public realm that supports the built form. Garages and carports are designed and sited to be subordinate to the main dwelling. Access points are narrow and consolidated.<br><br>Well landscaped front yards with mature vegetation/tree canopy. Minimal hard and artificial surfaces. Front and side garden landscaping. Leafy, garden suburb character and visual separation between houses. |
| | Representative Buildings | *[Not identified]* |
| PrC3 | **Suburban Neighbourhood 3 Character Area Statement (Pr-C3)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | Early 20th century residential. Some examples of residential infill comprising units, conventional and recent dwellings. Primarily low density and low scale residential including various dwelling types. |
| | Allotments, subdivision and built form patterns | Original land division patterns following grid type street pattern and displaying rectangular, rectilinear allotments. Moderate sized allotments. Moderate to compact allotment frontages. Street facing front dwelling facades.<br><br>Moderate to compact asymmetrical spaces between dwellings providing physical and visual separation between dwellings. Typically two storey dwellings to display consistent side boundary setbacks between building levels. |
| | Architectural styles, detailing and built form features | Many bungalows with some cottages, Tudor and art deco housing.<br><br>Pitched roofs with the vertical proportion similar to wall height and typically around 25 to 49 degree pitch.<br><br>Front verandahs with façade detailing and moderate articulation (wall off-sets, verandahs and deep eaves) walls with a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence. |
| | Building height | Primarily single storey presentation to the street with two storey components sited behind.<br><br>Predominantly 1 storey dwellings with vertical proportions consistent with traditional dwellings (at least 3 metres and no more than 3.6 metres in wall height).<br><br>Moderate to compact scale in context with low rise development, allotment size and frontages. |
| | Materials | Stone, brick and rendered finishes and durable materials.<br><br>Detailing around doors, windows, wall edges and gables.<br><br>Limited palette for the majority of building façade and roof areas with colour highlights in the detailing (sandstone to reds; bluestone and grey tones) with complementary colour highlights in the detailing. |
| | Fencing | Front fences forward of the building are of an open style and low in height (to 1.2 metres high). Style associated with dwelling style and era of development. Some more solid fencing of standard height along major roads. |
| | Setting, landscaping, streetscape and public realm features | Leafy public realm that supports the built form.<br><br>Landscaped front yards with mature vegetation/tree canopy. Minimal hard and artificial surfaces. Leafy garden suburb character and maintaining visual separation between houses. Garages and carports are designed and sited to be subordinate to the main dwelling. Access points are narrow and consolidated. |
| | Representative Buildings | *[Not identified]* |
| **Character Area affecting District Council of Tatiara** | | |
| TatC1 | **Mundulla Character Area Statement (TatC1)**<br><br>The Character Area Overlays identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | Pre-1950. |
| | Allotments, subdivision and built form patterns | Original land division, large allotments. Buildings sited regularly and facing towards street frontages. |
| | Architectural styles, detailing and built form features | Consistent roof pitches. Unity of design and scale. |
| | Building height | Consistent, low scale. |
| | Materials | Earthen colours. Materials consistent with pre-1950s buildings. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Informal fencing. |
| | Setting, landscaping, streetscape and public realm features | Individual and stands of trees, stone culverts, drainage and footpath system add to character of townscape. Informal street furniture, lighting, footpaths, road surface treatments, kerbing and guttering. Surrounded by well vegetated parklands and grazing land. Uncluttered appearance. Advertisements of traditional styles and scale consistent with the era. |
| | Representative Buildings | [Not identified] |

**Character Areas affecting City of Victor Harbor**

**Burke Street Character Area Statement (ViH-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| Statement# | | |
|---|---|---|
| ViHC1 | Eras, themes and context | Consistent low scale detached dwellings, primarily constructed after World War 1 to the later part of the 19th Century (mid 1800s to 1930s). Early settlement, consolidation and growth of residential development. |
| | Allotments, subdivision and built form patterns | Original street layout including rear access lanes and local roads. Curvilinear street with relatively large allotments roughly perpendicular to the street, most with rear laneway access. |
| | Architectural styles, detailing and built form features | Mix of small mid-1800s detached cottages of early Vernacular style, symmetrical and asymmetrical cottages and villas of the mid to late 1800s with Victorian stylistic influences, early 1900s cottages and villas with Federation stylistic influences, Inter-War bungalows. Church and Hall with late Victorian Gothic stylistic influences located at the bend in the road are landmarks. Adjacent to the Church is a Manse built in the Inter-War period with Georgian Revival stylistic influences.. Rectilinear plan form. Buildings are typically two or more pavilions rather than a single mass. Steeply-pitched roof forms, typically 35 to 40 degrees on 1800s and early 1900s era buildings and slightly lower on Inter-War buildings, reflecting traditional architectural styles and building methods. Short roof spans, minimising roof bulk. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce the bulk and scale and add visual interest. Lean-to forms are common. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. |
| | Building height | Single storey, low scale and simple in form. |
| | Materials | Limestone walls. Red brick or rendered quoin work and details. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated iron or corrugated steel roofing. Variation in materials assists in breaking down bulk and scale and adds visual interest. |
| | Fencing | Low, open style construction front fencing (1.2 metres or less) associated with the traditional period and style of building, and providing views to the building. Low timber pickets, post and rails, pier and plinth masonry or wrought iron. Rear and side fencing behind building line up to 1.8 metres, corrugated iron. |
| | Setting, landscaping, streetscape and public realm features | Established garden settings. Varied, small front and side setbacks. Landscaped verges.<br><br>Garages and carports are sited behind dwellings, accessed from rear laneways or well set back from the front of dwellings. |
| | Representative Buildings | *[Not identified]* |

**Character Areas affecting Town of Walkerville**

**Gilberton Character Area Statement (Walk-C1)**

The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.

The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.

| Statement# | | |
|---|---|---|
| WalkC1 | Eras, themes and context | Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to early 1900s. |
| | Allotments, subdivision and built form patterns | Predominantly low density detached dwellings on allotments that are medium in width and of a range of sizes.<br><br>Some semi-detached and group dwellings on larger allotments. |
| | Architectural styles, detailing and built form features | The historic built form exhibits a mixture of architectural styles from the late 1800s and early 1900s. Edwardian villas alongside Victorian cottages pepper the locality providing a significant narrative that reflects the contemporaneous construction styles. |
| | Building height | Predominantly single storey. Two storey additions to the rear of buildings or within the roof space. |
| | Materials | Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Original fencing with bluestone plinths and cast iron fence railings above. Low front fencing. |
| | Setting, landscaping, streetscape and public realm features | There is a reasonably well established pattern of development, with regular spacing between buildings, front setbacks and roof pitches.<br><br>The landscape setting is an important element of the area, with generally open, well vegetated streetscapes through a combination of public and private plantings and low fencing forward each dwelling. |
| | Representative Buildings | *[Not identified]* |
| **Character Areas affecting City of West Torrens** | | |
| WeToC1 | **Ashford Character Area Statement (WeToC1)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1920s - 1940s |
| | Allotments, subdivision and built form patterns | Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments. |
| | Architectural styles, detailing and built form features | Predominantly Tudor and Bungalow dwellings. Articulated hip and gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure. Additions are generally located to the rear of the dwelling. |
| | Building height | Generally single storey. Second storey within the roof space. |
| | Materials | Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. |
| | Fencing | Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. |
| | Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets. |
| | Representative Buildings | *[Not identified]* |
| WeToC2 | **Cowandilla / Mile End West Character Area Statement (WeToC2)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1920s - 1940.'s |
| | Allotments, subdivision and built form patterns | Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments. |
| | Architectural styles, detailing and built form features | Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. Gable and Dutch gable roofs with hips. Verandahs / porticos. Additions are generally located to the rear of the dwelling. |
| | Building height | Generally single storey. Second storey generally within the roof space or otherwise designed to complement single storey character. |
| | Materials | Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. |
| | Fencing | Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. |
| | Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets. |
| | Representative Buildings | *[Not identified]* |
| | **Glandore Character Area Statement (WeToC3)** | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>WeToC3</td><td>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1920s - 1940s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached on substantial allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure.</td></tr>
<tr><td>Building height</td><td>Generally single storey. Second storey within the roof space.</td></tr>
<tr><td>Materials</td><td>Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns.</td></tr>
<tr><td>Fencing</td><td>Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Strong uniformity of layout and buildings. Carports and garages are behind the main face of dwellings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>WeToC4</td><td>
Lockleys Character Area Statement (WeTo-C4)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1920s - 1950s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. Pitched roofs. Verandahs / porticos.</td></tr>
<tr><td>Building height</td><td>Single and double storey.</td></tr>
<tr><td>Materials</td><td>Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting.</td></tr>
<tr><td>Fencing</td><td>No or low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side setbacks. Carports and garages are behind the main face of dwellings. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Novar Gardens Character Area Statement (WeTo-C5)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1950s - 1970s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Low density site areas. Wide street frontages. Strong uniformity of allotment patterns. Detached dwellings on relatively square allotments.</td></tr>
</table>
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</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>WeToC5</td><td>
<table>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly Art deco dwellings. Pitched roofs with eaves. Verandahs / porticos.</td></tr>
<tr><td>Building height</td><td>Single storey. Discreetly integrated two storey elements within roof space.</td></tr>
<tr><td>Materials</td><td>Brick. Face stone. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys.</td></tr>
<tr><td>Fencing</td><td>No front fences. Side fences are no further forward than the building line.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Consistent front setbacks. Carports and garages are behind the main face of dwellings. Generous well-maintained gardens.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>WeToC6</td><td>
Thebarton Character Area Statement (WeTo-C6)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1890s - 1940s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Additions are generally located to the rear of the dwelling.</td></tr>
<tr><td>Building height</td><td>Generally single storey. Second storey within the roof space.</td></tr>
<tr><td>Materials</td><td>Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys.</td></tr>
<tr><td>Fencing</td><td>Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Carports and garages are behind the main face of dwellings. Well established tree lined streets. Narrow frontages (east of South Road). Vehicle access generally via rear laneways.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>WeToC7</td><td>
Torrensville Character Area Statement (WeTo-C7)<br><br>
The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>
The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1890s - 1940s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Low to very low density site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Additions are generally located to the rear of the dwelling.</td></tr>
<tr><td>Building height</td><td>Generally single storey. Second storey within the roof space.</td></tr>
<tr><td>Materials</td><td>Brick. Painted brick. Stone. Rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys.</td></tr>
<tr><td>Fencing</td><td>Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.</td></tr>
<tr><td>Setting, landscaping, streetscape and</td><td>Large front and side setbacks. Consistent rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been design and located to preserve existing street trees.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | public realm features | |
| | Representative Buildings | *[Not identified]* |
| **Character Areas affecting Whyalla City Council** | | |
| WhC1 | **Whyalla Character Area Statement (Wh-C1)**<br><br>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.<br><br>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table. | |
| | Eras, themes and context | 1900 - 1940. Developed in the first 40 years of Whyalla up until the 1940's. Illustrates the increasing prosperity of the city from the small corrugated or rendered masonry cottages to the substantial stone bungalow dwellings constructed by BHP for their senior staff at the steelworks. |
| | Allotments, subdivision and built form patterns | Pattern of division in predominantly quarter acre lots, generous roads and road reserves with ample provision for on street parking and street planting. |
| | Architectural styles, detailing and built form features | Colonial Cottages with half-hipped roofs, rendered masonry walls with open verandahs the width of the dwelling, symmetrical fronted dwellings with return verandahs and Bungalow dwellings dominate the architectural style of the dwellings. |
| | Building height | *[Not stated]* |
| | Materials | Corrugated iron, rendered masonry and BHP stone (including stone coins) and BHP brick are the predominant construction materials with corrugated irons roofs. |
| | Fencing | Simple low picket or low rendered masonry, low open fencing or hedging. |
| | Setting, landscaping, streetscape and public realm features | Pedestrian and cycle connection to the foreshore, Ada Ryan Gardens and Hummock Hill. |
| | Representative Buildings | *[Not identified]* |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Character Preservation District Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Recognise, protect and enhance the special character of Character Preservation Districts. |
| DO 2 | The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Land division is undertaken in accordance with Section 8 of the *Character Preservation (Barossa Valley) Act 2012* and Section 8 of the *Character Preservation (McLaren Vale) Act 2012.* | DTS/DPF 1.1<br><br>None are applicable. |
| PO 1.2 | DTS/DPF 1.2 |

| | |
|---|---|
| Residential development located in townships to reinforce settlement patterns within the district and support the continuation of primary production on land outside townships. | Residential development located within designated township areas of the Character Preservation District Overlay. |
| Built Form and Character | |
| PO 2.1<br>Development occurring at the edge of townships is sympathetic to the rural landscape and reinforces a clear transition between townships and rural landscape through measures including:<br>(a) being of a low scale<br>(b) orientating residential development towards the rural area<br>(c) ensuring visual separation from the rural area through landscaping and road reserves. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development contributes to and maintains the historic identity and character of townships through appropriate:<br>(a) form<br>(b) scale<br>(c) siting<br>(d) design<br>(e) landscaping. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Adaptive re-use of rural structures and historic and/or character buildings supports their preservation and ongoing contribution to the landscape. | DTS/DPF 2.3<br>None are applicable. |
| Built Form and Character in the Rural Area | |
| PO 3.1<br>Preservation of existing natural features including topography, watercourses and mature trees. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Buildings and structures do not interrupt views of the skyline through measures including being sited below ridge lines. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Buildings and structures harmonise with the natural features of the landscape and reinforce the rural character through the use of muted, neutral, non-reflective landscape colours on external surfaces. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Large buildings and structures are sited and oriented to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees in close proximity. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Buildings and structures are grouped to create compact clusters well set back from public roads. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation. | DTS/DPF 3.6<br>None are applicable. |
| Earthworks | |
| PO 4.1<br>Excavation and filling of land is limited to that associated with:<br>(a) minimising the visual impact of buildings or structures<br>or<br>(a) construction of water storage facilities. | DTS/DPF 4.1<br>Excavation and/or filling of land is:<br>(a) no greater than 1.5 metres from natural ground level<br>(b) only undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities. |

## Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

# Coastal Areas Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced. |
| DO 2 | Provision is made for natural coastal processes; and recognition is given to current and future coastal hazards including sea level rise, flooding, erosion and dune drift to avoid the need, now and in the future, for public expenditure on protection of the environment and development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1<br>Land is divided only if it or the subsequent development and use of the land will not adversely affect the environmental values or ability of the land or adjoining land to adapt to changing coastal processes. | DTS/DPF 1.1<br>Land division for minor adjustment of allotment boundaries removes an anomaly in the current boundaries with respect to the location of buildings or structures. |
| PO 1.2<br>Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the standard sea flood risk level, unless the land has, or can be provided with, appropriate and acceptable coastal protection measures. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Other than small-scale infill land division in a predominantly urban zone, land division adjacent to the coast incorporates an existing or proposed public reserve (not including a road or erosion buffer) of a size adequate to provide for natural coastal processes, public access and recreation. | DTS/DPF 1.3<br>None are applicable. |
| Hazard Risk Minimisation | |
| PO 2.1<br>Buildings sited over tidal water or that are not capable of being raised or protected by flood protection measures in the future are protected against the standard sea flood risk level and 1m of sea level rise. | DTS/DPF 2.1<br>Building floor levels are at least 1.25m above the standard sea flood risk level. |
| PO 2.2<br>Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise. | DTS/DPF 2.2<br>Development incorporates finished ground and floor levels not less than:<br>**Finished Ground and Floor Levels**<br>Minimum finished floor level is 2.6m AHD<br>Minimum finished floor level is 20.4m AHD<br>Minimum finished floor level is 3m AHD<br>Minimum finished floor level is 3.45m AHD<br>Minimum finished floor level is 4.15m AHD<br>Minimum finished floor level is 4.35m AHD<br>Minimum finished floor level is 5.3m AHD<br>Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD<br>Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD<br>Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD<br>Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD<br>Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD<br>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD<br>Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD<br>Minimum finished ground level is 2.4m AHD<br>Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD<br>Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD<br>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD<br>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD<br>Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD<br>Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD<br>Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD |

| Finished Ground and Floor Levels |
| --- |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD |
| Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD |
| Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD |
| Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD |
| Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD |
| Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD |
| Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD |
| Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD |
| Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD |
| Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD |
| Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD |
| Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD |
| Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD |
| Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD |
| Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD |
| Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD |
| Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD |
| Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD |
| Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD |
| Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD |
| Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD |
| Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD |
| Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD |
| Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD |
| Minimum finished floor level is 1.87m AHD |
| Minimum finished floor level is 10m AHD |
| Minimum finished floor level is 10.1m AHD |
| Minimum finished floor level is 10.23m AHD |
| Minimum finished floor level is 10.31m AHD |
| Minimum finished floor level is 10.43m AHD |
| Minimum finished floor level is 10.54m AHD |
| Minimum finished floor level is 10.88m AHD |
| Minimum finished floor level is 11.07m AHD |
| Minimum finished floor level is 11.52m AHD |
| Minimum finished floor level is 11.71m AHD |
| Minimum finished floor level is 11.8m AHD |
| Minimum finished floor level is 13.06m AHD |
| Minimum finished floor level is 13.18m AHD |
| Minimum finished floor level is 13.88m AHD |
| Minimum finished floor level is 15.73m AHD |
| Minimum finished floor level is 16.19m AHD |
| Minimum finished floor level is 17.03m AHD |
| Minimum finished floor level is 17.05m AHD |
| Minimum finished floor level is 17.07m AHD |
| Minimum finished floor level is 17.32m AHD |
| Minimum finished floor level is 17.58m AHD |
| Minimum finished floor level is 19.13m AHD |
| Minimum finished floor level is 19.23m AHD |
| Minimum finished floor level is 19.42m AHD |
| Minimum finished floor level is 19.47m AHD |
| Minimum finished floor level is 2.57m AHD |
| Minimum finished floor level is 2.59m AHD |
| Minimum finished floor level is 2.68m AHD |
| Minimum finished floor level is 2.76m AHD |
| Minimum finished floor level is 2.8m AHD |
| Minimum finished floor level is 2.88m AHD |

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 2.97m AHD |
| Minimum finished floor level is 3.07m AHD |
| Minimum finished floor level is 3.16m AHD |
| Minimum finished floor level is 3.28m AHD |
| Minimum finished floor level is 3.36m AHD |
| Minimum finished floor level is 3.42m AHD |
| Minimum finished floor level is 3.53m AHD |
| Minimum finished floor level is 3.81m AHD |
| Minimum finished floor level is 4.02m AHD |
| Minimum finished floor level is 4.06m AHD |
| Minimum finished floor level is 4.21m AHD |
| Minimum finished floor level is 4.26m AHD |
| Minimum finished floor level is 4.33m AHD |
| Minimum finished floor level is 4.43m AHD |
| Minimum finished floor level is 4.48m AHD |
| Minimum finished floor level is 4.5m AHD |
| Minimum finished floor level is 4.58m AHD |
| Minimum finished floor level is 4.71m AHD |
| Minimum finished floor level is 4.73m AHD |
| Minimum finished floor level is 4.75m AHD |
| Minimum finished floor level is 4.8m AHD |
| Minimum finished floor level is 4.88m AHD |
| Minimum finished floor level is 5.04m AHD |
| Minimum finished floor level is 5.12m AHD |
| Minimum finished floor level is 5.27m AHD |
| Minimum finished floor level is 5.59m AHD |
| Minimum finished floor level is 5.62m AHD |
| Minimum finished floor level is 5.71m AHD |
| Minimum finished floor level is 5.98m AHD |
| Minimum finished floor level is 6.06m AHD |
| Minimum finished floor level is 6.16m AHD |
| Minimum finished floor level is 6.26m AHD |
| Minimum finished floor level is 6.4m AHD |
| Minimum finished floor level is 6.48m AHD |
| Minimum finished floor level is 6.68m AHD |
| Minimum finished floor level is 6.73m AHD |
| Minimum finished floor level is 7.32m AHD |
| Minimum finished floor level is 7.33m AHD |
| Minimum finished floor level is 7.36m AHD |
| Minimum finished floor level is 7.39m AHD |
| Minimum finished floor level is 7.41m AHD |
| Minimum finished floor level is 7.46m AHD |
| Minimum finished floor level is 8.56m AHD |
| Minimum finished floor level is 8.59m AHD |
| Minimum finished floor level is 8.71m AHD |
| Minimum finished floor level is 8.93m AHD |
| Minimum finished floor level is 9.02m AHD |
| Minimum finished floor level is 9.51m AHD |
| Minimum finished floor level is 9.55m AHD |
| Minimum finished floor level is 9.68m AHD |
| Minimum finished floor level is 9.77m AHD |
| Minimum finished floor level is 9.85m AHD |
| Minimum finished floor level is 4.64m AHD |

In instances where no value is specified (i.e. there is a blank field):

(a) finished ground levels allow for sea level rise by being raised 0.3m or more above the standard sea flood risk level

(b) finished floor levels are 0.55m or more above the standard sea flood risk level

(c) practical measures can be implemented to provide future protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence.

| | |
|---|---|
| PO 2.3<br><br>Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion. | DTS/DPF 2.3<br><br>None are applicable. |

| | |
|---|---|
| PO 2.4<br>Development is set back a sufficient distance from the coast to provide an erosion buffer in addition to a public reserve that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless:<br>(a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion<br>or<br>(b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Additions or alterations to, or replacement of, a dwelling do not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion. | DTS/DPF 2.5<br>None are applicable. |
| Coast Protection Works | |
| PO 3.1<br>Development avoids the need for coast protection works through measures such as setbacks to protect development from coastal erosion, sea or stormwater flooding, sand drift or other coastal processes. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development does not compromise the structural integrity of any sea wall or levee bank or the ability to maintain, modify or upgrade any sea wall or levee bank. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Unavoidable coast protection works are the subject of binding agreements to cover the cost of future construction, operation, maintenance and management measures and will not:<br>(a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity<br>(b) require commitment of public resources including land<br>(c) present an unacceptable risk of failure relative to potential hazard resulting from failure. | DTS/DPF 3.3<br>None are applicable. |
| Environment Protection | |
| PO 4.1<br>Development will not unreasonably affect the marine and onshore coastal environment by pollution, erosion, damage or depletion of physical or biological resources; interference with natural coastal processes; or the introduction of and spread of marine pests and diseases or any other means. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Development allows for ecological and natural landform adjustment to changing climatic conditions and sea levels, by allowing landward migration of dunes, coastal wetlands, mangrove and samphire areas. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Development avoids, or in built up areas minimises, impacts on important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds. | DTS/DPF 4.4<br>None are applicable. |
| PO 4.5<br>Development is designed so that wastewater is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas. | DTS/DPF 4.5<br>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development or on-site wastewater systems set back a minimum of 100m from the Mean High Water Mark at spring tide. |
| PO 4.6<br>Development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas. | DTS/DPF 4.6<br>None are applicable. |
| PO 4.7<br>Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken. | DTS/DPF 4.7<br>Development does not involve the removal of shell grit, cobbles or sand. |
| Access | |
| PO 5.1<br>Development maintains or enhances appropriate public access to and along the foreshore. | DTS/DPF 5.1<br>None are applicable. |

| | |
|---|---|
| PO 5.2<br>Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliffs, is restricted to defined pedestrian paths and constructed to minimise adverse environmental impact. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Access roads to the coast, lookouts and places of interest:<br>(a) do not detract from the amenity or the environment<br>(b) are designed for slow-moving traffic<br>(c) are minimised in number. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Development on land adjoining a coastal reserve is sited and designed to be compatible with the purpose, management and amenity of the reserve and to prevent inappropriate access to or use of the reserve. | DTS/DPF 5.4<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, the following:<br>(a) excavation and/or filling where the total volume of material excavated and/or filled exceeds $9m^3$<br>(b) dwellings and habitable buildings that:<br>(i) do not meet DTS/DPF 2.2<br>or<br>(ii) are within 100m of the mean high water mark<br>(c) other than within a Rural Settlement Zone:<br>(i) buildings with a floor area greater than $60m^2$<br>or<br>(ii) tourist accommodation, including a caravan park<br>or<br>(iii) division of land that would create 1 or more additional allotments<br>(d) off-shore structures<br>(e) coast protection works<br>(f) infrastructure within 100m landward of the mean high water mark. | Coast Protection Board. | To provide expert assessment and direction to the relevant authority on:<br>• the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils);<br>• coast protection works;<br>• potential impacts from development on public access and the coastal environment (including important coastal features). | Development of a class to which Schedule 9 clause 3 item 3 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Coastal Flooding Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Recognition of coastal flood hazards to avoid the need, now and in the future, for public expenditure on protection of the environment and development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, is protected from the standard sea flood risk level and 1m of sea level rise. | DTS/DPF 1.1<br>Development incorporates finished ground and floor levels not less than:<br>**Finished Ground and Floor Levels**<br>Minimum finished floor level is 2.6m AHD<br>Minimum finished floor level is 20.4m AHD<br>Minimum finished floor level is 3m AHD<br>Minimum finished floor level is 3.45m AHD<br>Minimum finished floor level is 4.15m AHD<br>Minimum finished floor level is 4.35m AHD |

| Finished Ground and Floor Levels |
| --- |
| Minimum finished floor level is 5.3m AHD |
| Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD |
| Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD |
| Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD |
| Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD |
| Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD |
| Minimum finished ground level is 2.4m AHD |
| Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD |
| Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD |
| Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD |
| Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD |
| Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD |
| Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD |
| Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD |
| Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD |
| Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD |
| Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD |
| Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD |
| Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD |
| Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD |
| Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD |
| Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD |
| Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD |
| Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD |
| Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD |
| Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD |
| Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD |
| Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD |
| Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD |
| Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD |
| Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD |
| Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD |
| Minimum finished floor level is 1.87m AHD |
| Minimum finished floor level is 10m AHD |
| Minimum finished floor level is 10.1m AHD |
| Minimum finished floor level is 10.23m AHD |
| Minimum finished floor level is 10.31m AHD |
| Minimum finished floor level is 10.43m AHD |
| Minimum finished floor level is 10.54m AHD |
| Minimum finished floor level is 10.88m AHD |
| Minimum finished floor level is 11.07m AHD |
| Minimum finished floor level is 11.52m AHD |
| Minimum finished floor level is 11.71m AHD |
| Minimum finished floor level is 11.8m AHD |
| Minimum finished floor level is 13.06m AHD |
| Minimum finished floor level is 13.18m AHD |
| Minimum finished floor level is 13.88m AHD |
| Minimum finished floor level is 15.73m AHD |

| Finished Ground and Floor Levels |
| --- |
| Minimum finished floor level is 16.19m AHD |
| Minimum finished floor level is 17.03m AHD |
| Minimum finished floor level is 17.05m AHD |
| Minimum finished floor level is 17.07m AHD |
| Minimum finished floor level is 17.32m AHD |
| Minimum finished floor level is 17.58m AHD |
| Minimum finished floor level is 19.13m AHD |
| Minimum finished floor level is 19.23m AHD |
| Minimum finished floor level is 19.42m AHD |
| Minimum finished floor level is 19.47m AHD |
| Minimum finished floor level is 2.57m AHD |
| Minimum finished floor level is 2.59m AHD |
| Minimum finished floor level is 2.68m AHD |
| Minimum finished floor level is 2.76m AHD |
| Minimum finished floor level is 2.8m AHD |
| Minimum finished floor level is 2.88m AHD |
| Minimum finished floor level is 2.97m AHD |
| Minimum finished floor level is 3.07m AHD |
| Minimum finished floor level is 3.16m AHD |
| Minimum finished floor level is 3.28m AHD |
| Minimum finished floor level is 3.36m AHD |
| Minimum finished floor level is 3.42m AHD |
| Minimum finished floor level is 3.53m AHD |
| Minimum finished floor level is 3.81m AHD |
| Minimum finished floor level is 4.02m AHD |
| Minimum finished floor level is 4.06m AHD |
| Minimum finished floor level is 4.21m AHD |
| Minimum finished floor level is 4.26m AHD |
| Minimum finished floor level is 4.33m AHD |
| Minimum finished floor level is 4.43m AHD |
| Minimum finished floor level is 4.48m AHD |
| Minimum finished floor level is 4.5m AHD |
| Minimum finished floor level is 4.58m AHD |
| Minimum finished floor level is 4.71m AHD |
| Minimum finished floor level is 4.73m AHD |
| Minimum finished floor level is 4.75m AHD |
| Minimum finished floor level is 4.8m AHD |
| Minimum finished floor level is 4.88m AHD |
| Minimum finished floor level is 5.04m AHD |
| Minimum finished floor level is 5.12m AHD |
| Minimum finished floor level is 5.27m AHD |
| Minimum finished floor level is 5.59m AHD |
| Minimum finished floor level is 5.62m AHD |
| Minimum finished floor level is 5.71m AHD |
| Minimum finished floor level is 5.98m AHD |
| Minimum finished floor level is 6.06m AHD |
| Minimum finished floor level is 6.16m AHD |
| Minimum finished floor level is 6.26m AHD |
| Minimum finished floor level is 6.4m AHD |
| Minimum finished floor level is 6.48m AHD |
| Minimum finished floor level is 6.68m AHD |
| Minimum finished floor level is 6.73m AHD |
| Minimum finished floor level is 7.32m AHD |
| Minimum finished floor level is 7.33m AHD |
| Minimum finished floor level is 7.36m AHD |
| Minimum finished floor level is 7.39m AHD |
| Minimum finished floor level is 7.41m AHD |
| Minimum finished floor level is 7.46m AHD |
| Minimum finished floor level is 8.56m AHD |
| Minimum finished floor level is 8.59m AHD |
| Minimum finished floor level is 8.71m AHD |
| Minimum finished floor level is 8.93m AHD |

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 9.02m AHD |
| Minimum finished floor level is 9.51m AHD |
| Minimum finished floor level is 9.55m AHD |
| Minimum finished floor level is 9.68m AHD |
| Minimum finished floor level is 9.77m AHD |
| Minimum finished floor level is 9.85m AHD |
| Minimum finished floor level is 4.64m AHD |

In instances where no value is specified (i.e. there is a blank field):

(a) finished ground levels allow for sea level rise by being raised 300mm or more above the standard sea flood risk level

(b) finished floor levels are 550mm or more above the standard sea flood risk level

(c) practical measures can be implemented to provide future protection against an additional sea level rise of 700mm plus an allowance to accommodate 100 years of land subsidence.

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Co-located Housing Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Co-located housing established to support variety in housing options. | DTS/DPF 1.1<br>None are applicable. |
| Site Dimensions and Land Division | |
| PO 2.1<br>Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Co-located housing includes (as part of the application) a community title land division with a community scheme description and by-laws that address the tenure, access, functional and operational management matters of co-located housing. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Amalgamation of sites (including the retention of all existing dwellings) is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy. | DTS/DPF 2.3<br>None are applicable. |
| Built form and Character | |
| PO 3.1<br>Co-located housing features dwellings behind or integrated with one or more established dwellings which faces a street in a manner which preserves the existing streetscape pattern and character. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties. | DTS/DPF3.2<br>None are applicable. |
| PO 3.3 | DTS/DPF 3.3 |

| | |
|---|---|
| Established dwelling(s) on the site of a co-located housing development are retained to accommodate co-located housing, and may include sensitive alterations, additions and/or partial demolition. | None are applicable. |
| PO 3.4<br>New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties. | DTS/DPF 3.6<br>Side boundary walls for co-located housing occur only on one side boundary and satisfy (a) or (b) below:<br>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height<br>(b) side boundary walls do not:<br>(i) exceed 3.2m in height from the lower of the natural or finished ground level<br>(ii) exceed 8m in length<br>(iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary<br>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land. |
| Open Space | |
| PO 4.1<br>Communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character. | DTS/DPF 4.1<br>Communal open space for co-located housing satisfies all of the following:<br>(a) a minimum of 24m² of communal open space is provided per co-located housing dwelling for shared use by all occupants<br>(b) 80% of the total of communal open space is provided in a single location that is overlooked by a minimum of two dwellings and has a minimum dimension of 5m<br>(c) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m above ground level and a maximum transparency of 20%<br>(d) may include verandahs, alfrescos, terraces, decks where not enclosed on all sides<br>(e) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas. |
| Internal Privacy and Overlooking | |
| PO 5.1<br>Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Co-located housing developments provide visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Bedrooms of co-located housing are oriented away from communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas. | DTS/DPF 5.4<br>Fencing within the site of a co-located housing development (where not located along the perimeter boundary) is no more than 1.2m in height and constructed of a material with a minimum transparency of 50%. |
| Parking and Access | |
| PO 6.1<br>Car parking for co-located housing satisfies all of the following:<br>(a) is shared with car parks accessible to occupants and visitors at all times<br>(b) is established in a manner that maintains the existing primary streetscape<br>(c) maintains or reduces the number of existing driveway access points. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Existing driveways and manoeuvring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided. | DTS/DPF 6.2<br>None are applicable. |
| Pedestrian Access | |
| PO 7.1<br>Pedestrian access to co-located housing from the primary street frontage is convenient, safe and minimises disruption to the occupants of other co-located housing by providing all of the following:<br>(a) a single common pathway accessible throughout the development site<br>(b) controlled lighting to mitigate artificial light intrusion while maintaining safety<br>(c) appropriate separation from bedrooms or any private open space areas. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2 | DTS/DPF 7.2 |

| | |
|---|---|
| Co-located housing developments are designed to support safe and convenient access and movement for residents throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable. | None are applicable. |
| Landscaping | |
| PO 8.1<br>Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Landscaping is used to soften the bulk, scale and visual appearance of new buildings for co-located housing and to minimise hard, impermeable on-site surface treatments. | DTS/DPF 8.2<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Defence Aviation Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Building height does not pose a hazard to the operations of Defence Aviation Areas. | DTS/DPF 1.1<br>Building height does not exceed the relevant height specified by the *Defence Aviation Area Overlay*. |
| PO 1.2<br>Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas. | DTS/DPF 1.2<br>Development does not include exhaust stacks. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Design Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br><br>Medium to high rise buildings and state significant development demonstrate high quality design. | DTS/DPF 1.1<br><br>None are applicable. |

### Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where the development comprises a variation to an application that has either been:<br><br>(a) previously referred to the Government Architect or Associate Government Architect<br>or<br>(b) given development authorisation under the *Planning, Development and Infrastructure Act 2016 or Development Act 1993*<br>and<br>(c) the variation to that application is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral<br><br>any of the following classes of development:<br><br>(a) development within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds $10,000,000<br>(b) development within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds $3 000 000<br>(c) development within all other areas of the overlay that involves the erection or construction of a building that exceeds 4 building levels. | Government Architect or Associate Government Architect | To provide expert design advice to the relevant authority on how the development:<br><br>(a) responds to its surrounding context and contributes to the quality and character of a place<br>(b) contributes to inclusiveness, connectivity, and universal design of the built environment<br>(c) enables buildings and places that are fit for purpose, adaptable and long-lasting<br>(d) adds value by positively contributing to places and communities<br>(e) optimises performance and public benefit<br>(f) supports sustainable and environmentally responsible development. | Development of a class to which Schedule 9 clause 3 item 22 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Dwelling Excision Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Creation of allotments to accommodate existing habitable dwellings in primary production areas is limited to avoid undermining primary production. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1<br><br>Land division creating an additional allotment to accommodate an existing dwelling does not undermine the role of primary production areas by being limited and designed to achieve the following: | DTS/DPF 1.1<br><br>Land division satisfies all the following:<br><br>(a) no other dwelling has previously been excised from the allotment by creating an additional allotment |

| | |
|---|---|
| (a) accommodate a dwelling that has had a long term association with primary production on the same allotment<br>(b) contain the excised dwelling within an allotment capable of providing a suitable rural residential amenity<br>(c) maintain all other land (ie land outside the allotment containing the excised dwelling) in suitably sized allotments to support primary production<br>(d) no other dwelling has been excised from the primary production allotment. | (b) it does not create more than one additional allotment where the resultant allotments satisfy (i) and (ii):<br>(i) one allotment will contain a single existing lawful dwelling that existed prior to 1 December 2011 and meets all of the following:<br>A. no allotment boundary is closer than 40m to an existing dwelling<br>B. the allotment is no less than 1 hectare and no greater than 4 hectares in area<br>C. if the allotment is of a battle-axe configuration, the driveway 'handle' is no more than 50 metres in length<br>(ii) any other allotment has an area not less than that identified in the Minimum Site Area Technical and Numeric Variation layer in the SA planning database. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Environment and Food Production Areas Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection of valuable rural, landscape, environmental and food production areas from urban encroachment. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.* | DTS/DPF 1.1<br>None are applicable. |

### Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Future Local Road Widening Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development consistent with and will not compromise efficient delivery of future road widening requirements of local roads. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| Future Road Widening | |
|---|---|
| PO 1.1<br><br>Development does not compromise or is located and designed to minimise its impact on future road widening requirements. | DTS/DPF 1.1<br><br>Development does not involve building work, or building work is located wholly outside land within the following distance from the primary street frontage.<br><br>**Minimum Future Local Road Widening Setback**<br>Minimum future local road widening setback is 10.5m<br>Minimum future local road widening setback is 11m<br>Minimum future local road widening setback is 12.5m<br>Minimum future local road widening setback is 12.9m<br>Minimum future local road widening setback is 13m<br>Minimum future local road widening setback is 14m<br>Minimum future local road widening setback is 16.5m<br>Minimum future local road widening setback is 18m<br>Minimum future local road widening setback is 5m<br>Minimum future local road widening setback is 8m<br>Minimum future local road widening setback is 9.5m<br>Minimum future local road widening setback is 7m<br>Minimum future local road widening setback is 2.5m<br>Minimum future local road widening setback is 6m |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Future Road Widening Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development which is consistent with and will not compromise efficient delivery of future road widening requirements. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Future Road Widening | |
| PO 1.1<br><br>Development does not compromise or is located and designed to minimise its impact on future road widening requirements. | DTS/DPF 1.1<br><br>Development does not involve building work, or building work is located wholly outside the land subject to the 6m Consent Area, the C Type Requirement or the Strip Requirement of the Metropolitan Adelaide Road Widening Plan. |

### Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area. | Commissioner of Highways. | To provide expert technical assessment and direction to the relevant authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 4 of the Planning, Development |

| | | | |
|---|---|---|---|
| | | | and Infrastructure (General) Regulations 2017 applies. |

## Gas and Liquid Petroleum Pipelines Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Management of risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Community exposure to a potential hazard from the failure of a gas or liquid petroleum pipeline is mitigated by locating development that may accommodate or result in large congregations of people, buildings for housing and / or caring for vulnerable people and community facilities outside areas that pose an unacceptable risk to protect life. | DTS/DPF 1.1<br><br>Development satisfies one of the following:<br><br>(a) it does not comprise:<br>(i) child care facility<br>(ii) caravan and tourist park<br>(iii) educational facility<br>(iv) buildings comprising 3 or more building levels<br>(v) land division creating allotments under 1ha for residential purposes (except where the existing allotment is less than 1ha)<br>(vi) prison<br>(vii) residential park<br>(viii) retirement facility<br>(ix) student accommodation<br>(x) supported accommodation<br>(xi) shop or shops with a gross leasable floor area of 1000$m^2$ or greater<br>(xii) tourist accommodation<br>(xiii) stadium<br>(b) a class of development referred to in part (a), or any combination thereof, which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016* |
| PO 1.2<br><br>Emergency service and major community health related facilities are located outside areas where a gas or liquid petroleum pipeline failure may disrupt ongoing operations to maintain the response capacity in the event of an emergency. | DTS/DPF 1.2<br><br>Development does not comprise any of the following:<br><br>(a) emergency services facility<br>(b) hospital. |
| PO 1.3<br><br>Development involving the manufacture, collection, handling or bulk storage of flammable, explosive, or otherwise hazardous materials is located and designed to avoid escalating the potential for and effects of a gas or liquid petroleum pipeline failure. | DTS/DPF 1.3<br><br>Development satisfies one of the following:<br><br>(a) it does not comprise:<br>(i) general industry<br>(ii) special industry<br>(iii) landfill<br>(iv) renewable energy facility<br>(v) electricity substation<br>(vi) fuel depot<br>(vii) retail fuel outlet<br>(viii) store<br>(ix) warehouse<br>(x) waste treatment facility<br>(b) a class of development referred to in part (a), or any combination thereof, which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016* |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the

relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, a class of development that does not satisfy Gas and Liquid Petroleum Pipelines Overlay DTS/DPF 1.1, 1.2 and 1.3. | The Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000*. | To provide expert assessment and direction to the relevant authority in relation to:<br>(a) potential safety issues relating to development<br>or<br>(b) the potential for development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines). | Development of a class to which Schedule 9 clause 3 item 9B of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Gas and Liquid Petroleum Pipelines (Facilities) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Management of risk to public safety, the environment and security of energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Safety | |
| PO 1.1<br>Development (including land division) does not present a risk to public health and safety due to any of the following:<br>(a) continuous noise associated with pipeline facilities used for energy transportation that exceeds the Environment Protection (Commercial and Industrial Noise) Policy<br>(b) potential for occasional noise associated with high pressure venting. | DTS/DPF 1.1<br>Development (including land division creating additional allotments for such purposes) comprises one or more of the following:<br>(a) open space<br>(b) roadways<br>(c) a class of development that will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016*<br>(d) a dwelling or ancillary building/structure on an allotment approved for residential purposes. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, a class of development that does not satisfy Overlay DTS/DPF 1.1. | The Chief Executive of the Department of the Minister responsible for administering the Petroleum and Geothermal Energy Act 2000. | To provide expert assessment and direction to the relevant authority in relation to:<br>(a) potential safety issues relating to development<br>or<br>(b) the potential for development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines). | Development of a class to which Schedule 9 clause 3 item 9B of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Gateway Overlay

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The visual amenity and streetscape appeal along prominent entrances into towns, tourist and historic precincts, activity centres and main streets is maintained and improved through the careful siting of buildings and other activities in a well landscaped setting. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form and Character | |
| PO 1.1<br>Buildings are set back from main roads to support a consistent high-quality streetscape character where the prominence of larger buildings is appropriately mitigated. | DTS/DPF 1.1<br>Buildings are set back at least the height of the building and no less than 10m from arterial and main roads and highways, whichever is the greater. |
| PO 1.2<br>Building are set back from side boundaries to moderate the appearance of buildings and enhance the outlook from arterial and main roads and highways. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>The main facade of principal buildings facing arterial and main roads and highways incorporate articulation and various materials to promote a high standard of building design and external appearance. | DTS/DPF 1.3<br>None are applicable. |
| Landscape Amenity | |
| PO 2.1<br>Ancillary buildings including carports, outbuildings and garages, other minor structures, waste storage bins and outdoor storage areas are sited to reduce visual clutter and untidiness from arterial and main roads and highways. | DTS/DPF 2.1<br>Ancillary buildings including carports, outbuildings and garages, other minor structures, waste storage bins and outdoor storage areas are located in a manner to satisfy one of the following:<br>(a) behind principal building(s) facing arterial and main roads and highways<br>(b) behind the building line of principal building(s) and obscured from public view from arterial and main roads and highways by solid fencing or landscaping. |
| Landscaping | |
| PO 3.1<br>Development incorporates generous landscaping areas along the frontage to arterial roads and highways to enhance visual amenity and complement associated buildings. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Existing mature on-site vegetation is retained and incorporated into landscape and parking areas to enhance the appearance of land and buildings. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development incorporates generous landscaping areas along the frontage to arterial roads and landscaped using a combination of high crown evergreen trees, low shrubs and groundcovers to enhance visual amenity and complement the associated buildings. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Vehicle parking areas are located and designed to enhance the streetscape setting by:<br>(a) being located to the side or rear of buildings facing arterial and main roads and highways<br>(b) incorporating landscaping, including trees, to break up large parking areas. | DTS/DPF 3.4<br>None are applicable. |
| Advertisements | |
| PO 4.1<br>Advertisements along arterial and main roads, and highways are consistent in height, size and design to support a cohesive and uniform appearance in gateway locations without dominating the streetscape. | DTS/DPF 4.1<br>Advertisements meet all the following:<br>(a) will not result in more than 1 advertisement per allotment<br>(b) will not exceed 5m in height<br>(c) do not exceed $3m^2$ per advertising face<br>(d) are not internally illuminated<br>(e) are not animated, flash or move in any way. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Hazards (Acid Sulfate Soils) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is located and undertaken to minimise disturbance of potential or actual acid sulfate soils and / or the release of acid drainage. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Development that involves excavation or a change to a water table where potential or actual acid sulfate soils are present is undertaken to minimise soil disturbance or drainage; prevent or minimise oxidation; and contain and treat any acid drainage to prevent harm or damage to the environment, primary production, buildings, structures and infrastructure or public health. | DTS/DPF 1.1<br>Development does not involve or cause:<br>(a) excavation of land<br>(b) change to a water table. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Hazards (Bushfire - General Risk) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1<br>None are applicable. |

| Built Form | |
|---|---|
| PO 2.1<br>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 2.2<br>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| **Habitable Buildings** | |
| PO 3.1<br>To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 3.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):<br>(a) the asset protection zone has a minimum width of at least:<br>(i) 50 metres to unmanaged grasslands<br>(ii) 100 metres to hazardous bushland vegetation<br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 3.3<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*. | DTS/DPF 3.3<br>None are applicable. |
| **Land Division** | |
| PO 4.1<br>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 4.4<br>None are applicable. |
| **Vehicle Access – Roads, Driveways and Fire Tracks** | |
| PO 5.1<br>Roads are designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.1<br>Roads:<br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) |

| | |
|---|---|
| | or<br>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.2<br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors | DTS/DPF 5.2<br>Access is in accordance with (a) or (b):<br>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway<br>(vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:<br>A. a loop road around the building<br>B. a turning area with a minimum radius of 12.5m (Figure 3)<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.3<br>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 5.3<br>None are applicable. |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

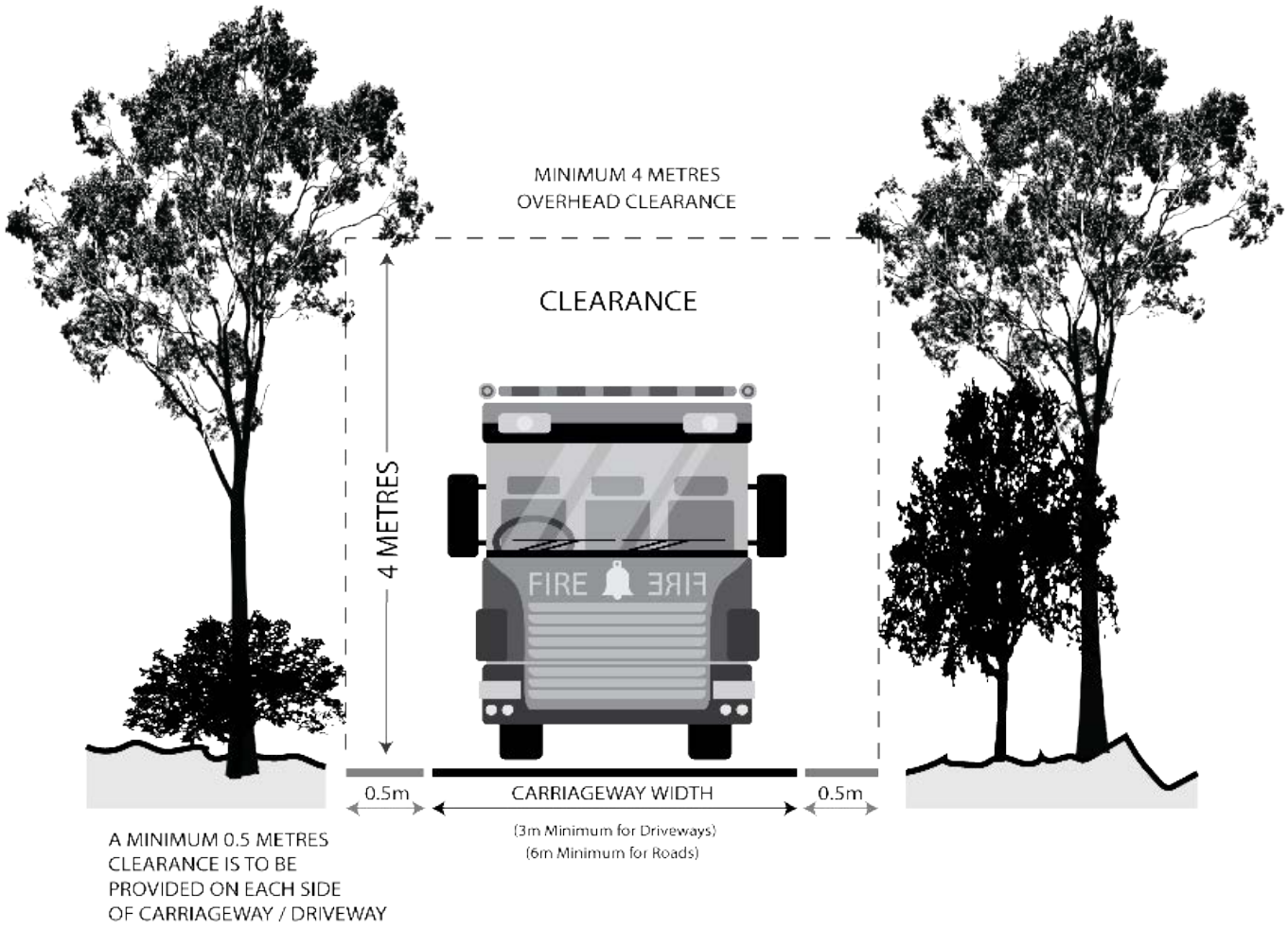
| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Figures and Diagrams

**Land Division**

**Fire Appliance Clearances**

Figure 1 - Overhead and Side Clearances




Roads and Driveway Design

Figure 2 - Road and Driveway Curves

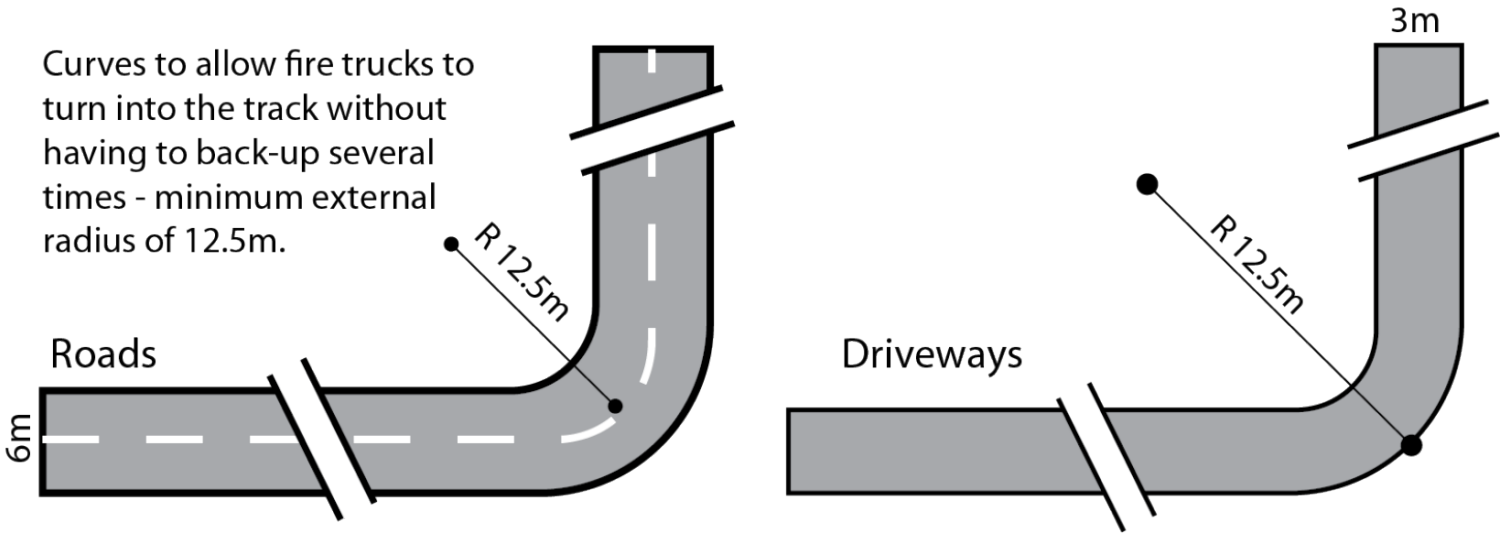



Figure 3 - Full Circle Turning Area

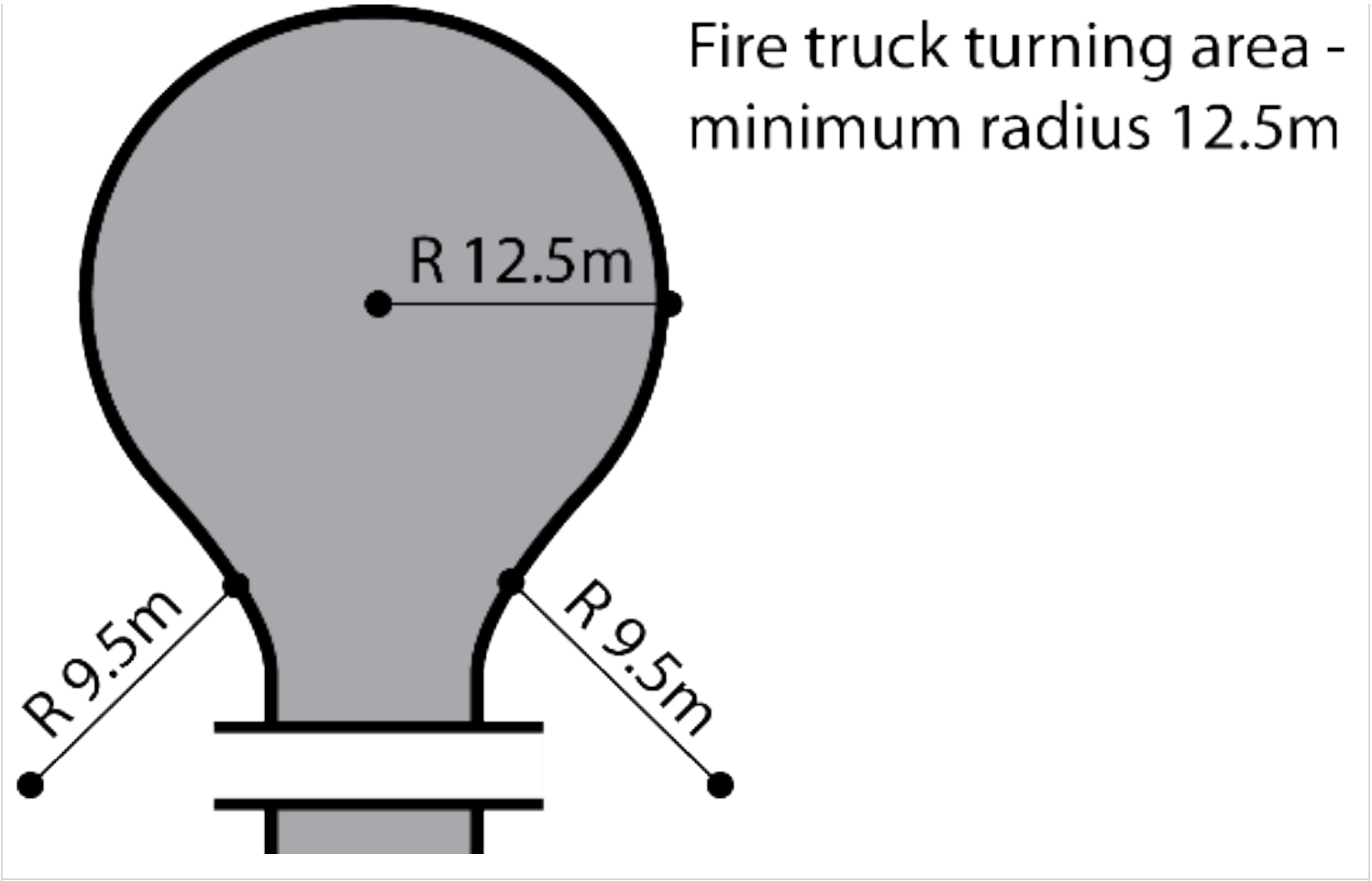
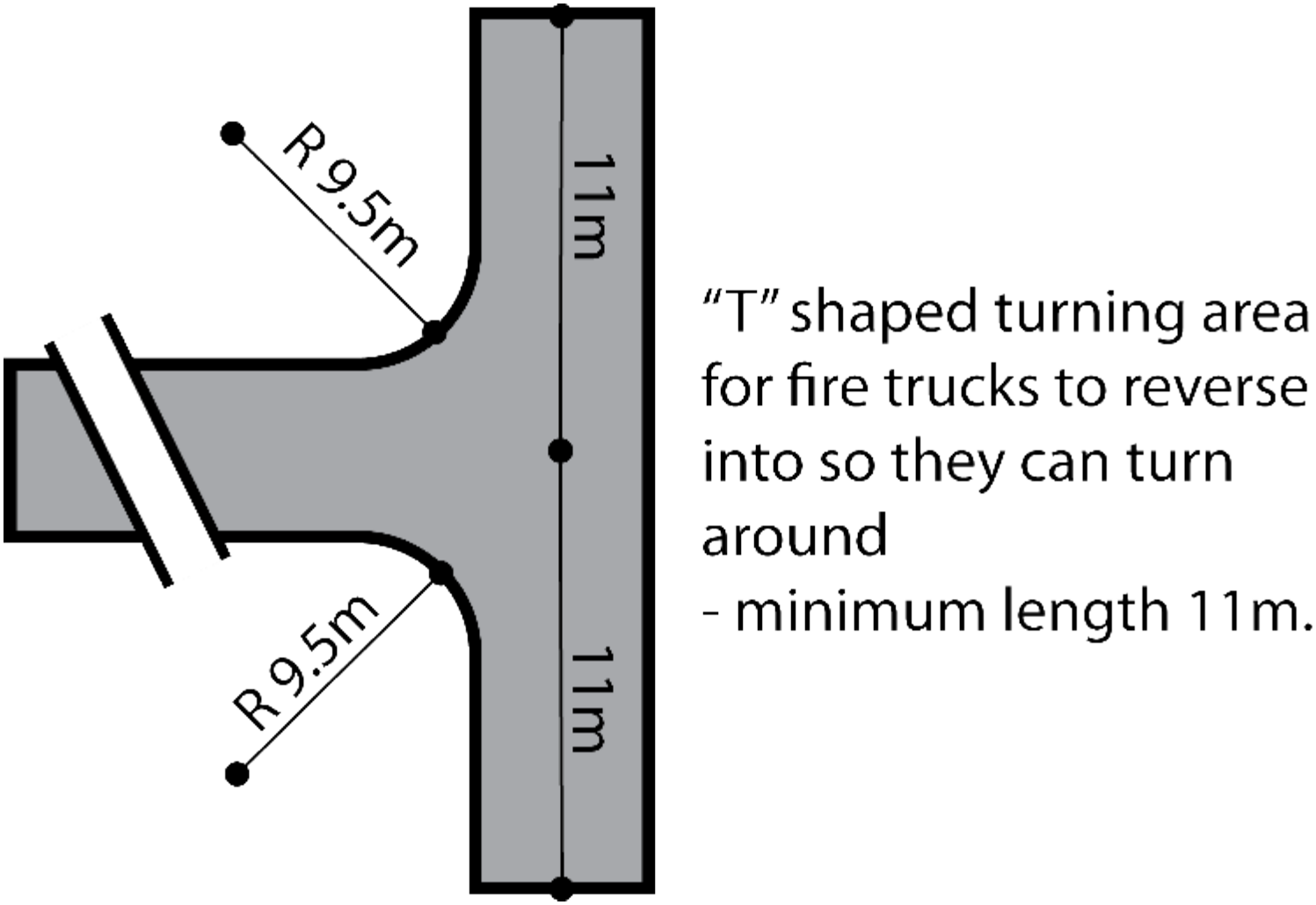



Figure 4 - 'T' or 'Y' Shaped Turning Head



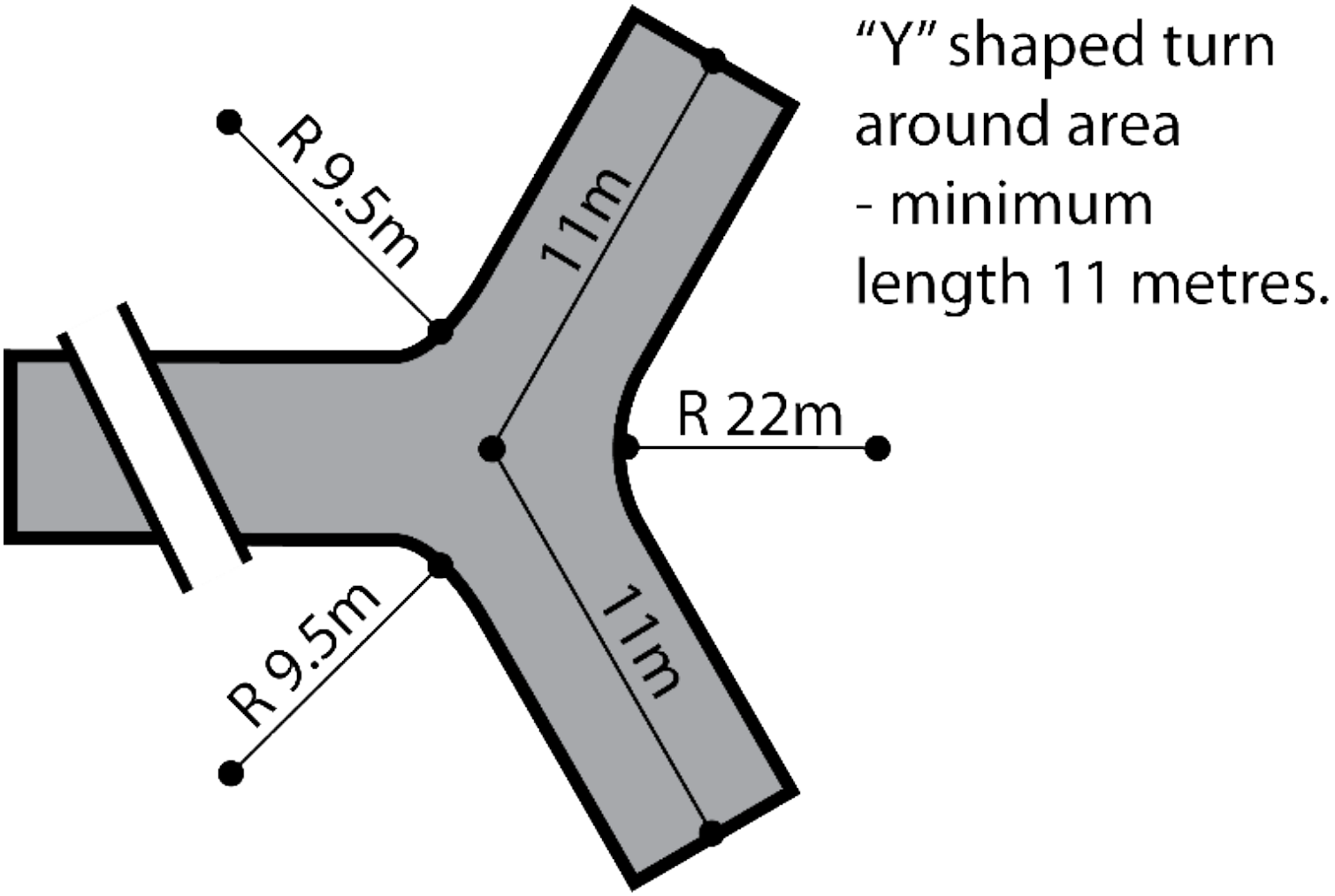
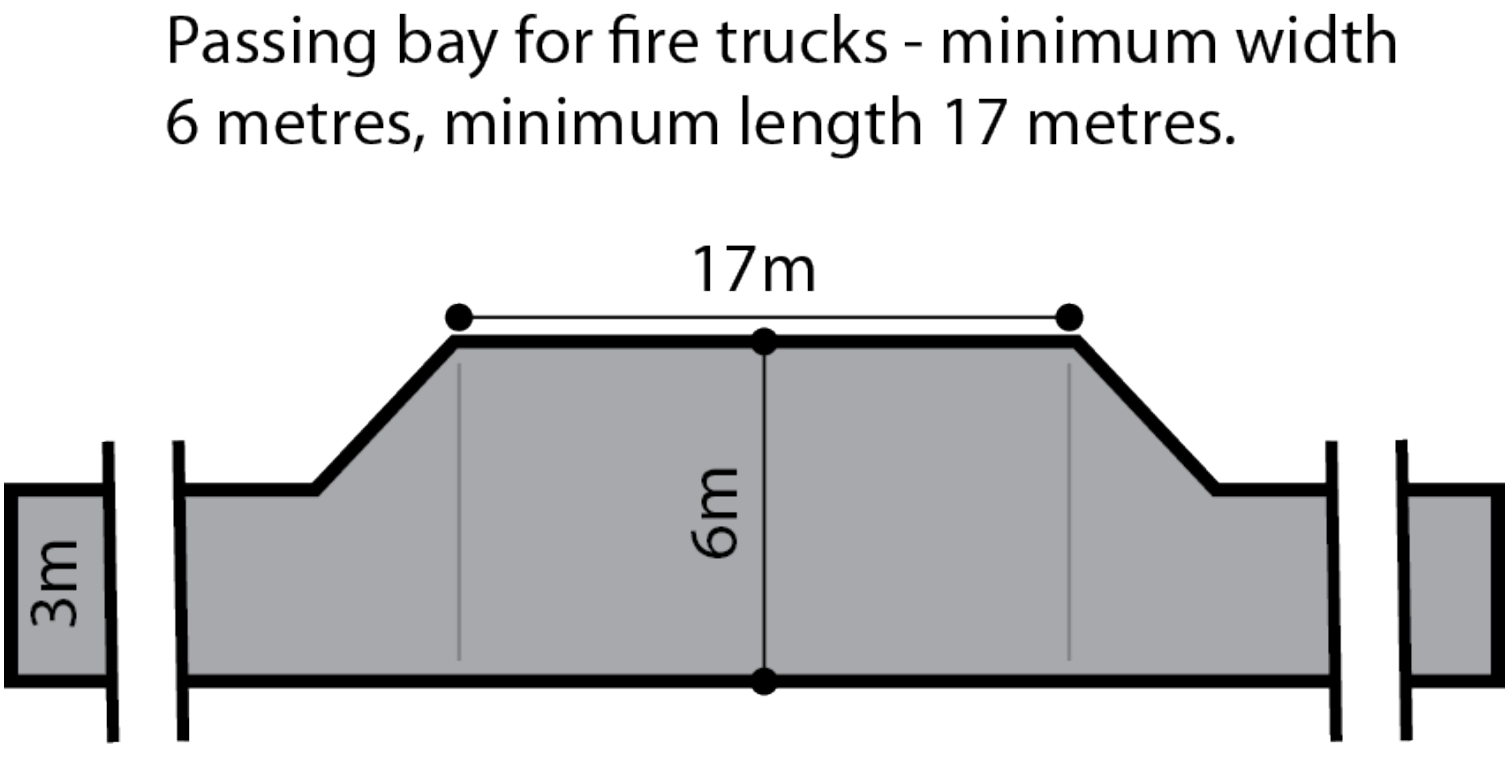



Figure 5 - Driveway Passing Bays




## Hazards (Bushfire - High Risk) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:<br>(a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change<br>(b) high levels and exposure to ember attack<br>(c) impact from burning debris<br>(d) radiant heat<br>(e) likelihood and direct exposure to flames from a fire front. |
| DO 2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO 3 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that:<br>(a) are remote from or require extended periods of travel to reach safer locations<br>(b) don't have a safe path of travel to safer locations. | DTS/DPF 1.2<br>None are applicable. |
| Siting | |
| PO 2.1<br>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 2.1<br>None are applicable. |
| Built Form | |
| PO 3.1<br>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 3.2<br>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 4.1<br>To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 4.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):<br>(a) the asset protection zone has a minimum width of at least:<br>(i) 50 metres to unmanaged grasslands<br>(ii) 100 metres to hazardous bushland vegetation<br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 4.3<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that: | DTS/DPF 4.3<br>None are applicable. |

| | |
|---|---|
| (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*<br>(b) includes the provision of an all-weather hardstand area in a location that:<br>(i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction<br>(ii) is no further than 6 metres from the dedicated water supply outlet(s) where required. | |
| Land Division | |
| PO 5.1<br>Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 5.4<br>None are applicable. |
| PO 5.5<br>Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 5.5<br>None are applicable. |
| Vehicle Access –Roads, Driveways and Fire Tracks | |
| PO 6.1<br>Roads are designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 6.1<br>Roads:<br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or<br>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 6.2<br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br>(a) use, operation and evacuation of fire-fighting and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 6.2<br>Access is in accordance with (a) or (b):<br>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway |

| | |
|---|---|
| | (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:<br>A. a loop road around the building<br>or<br>B. a turning area with a minimum radius of 12.5m (Figure 3)<br>or<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 6.3<br>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 6.3<br>None are applicable. |

## Procedural Matters (PM) - Referrals

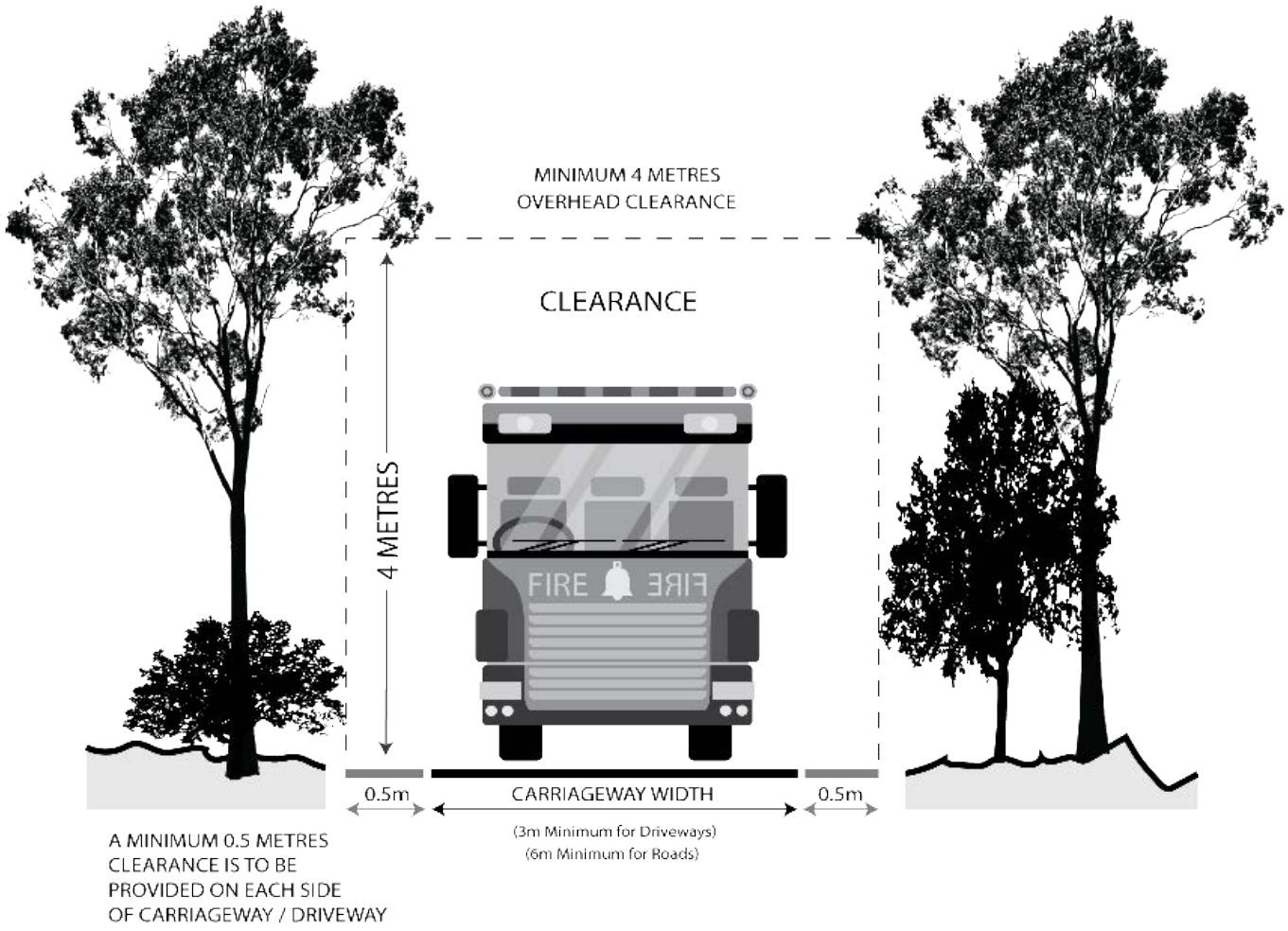
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except if a ***relevant certificate*** accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):<br>(a) land division creating one or more additional allotments<br>(b) dwelling<br>(c) ancillary accommodation<br>(d) residential flat building<br>(e) tourist accommodation<br>(f) boarding home<br>(g) dormitory style accommodation<br>(h) workers' accommodation<br>(i) student accommodation<br>(j) child care facility<br>(k) educational facility<br>(l) retirement village<br>(m) supported accommodation<br>(n) residential park<br>(o) hospital<br>(p) camp ground. | South Australian Country Fire Service. | To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development. | Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Figures and Diagrams

**Fire Appliance Clearances**

Figure 1 - Overhead and Side Clearances




Roads and Driveway Design

Figure 2 - Road and Driveway Curves

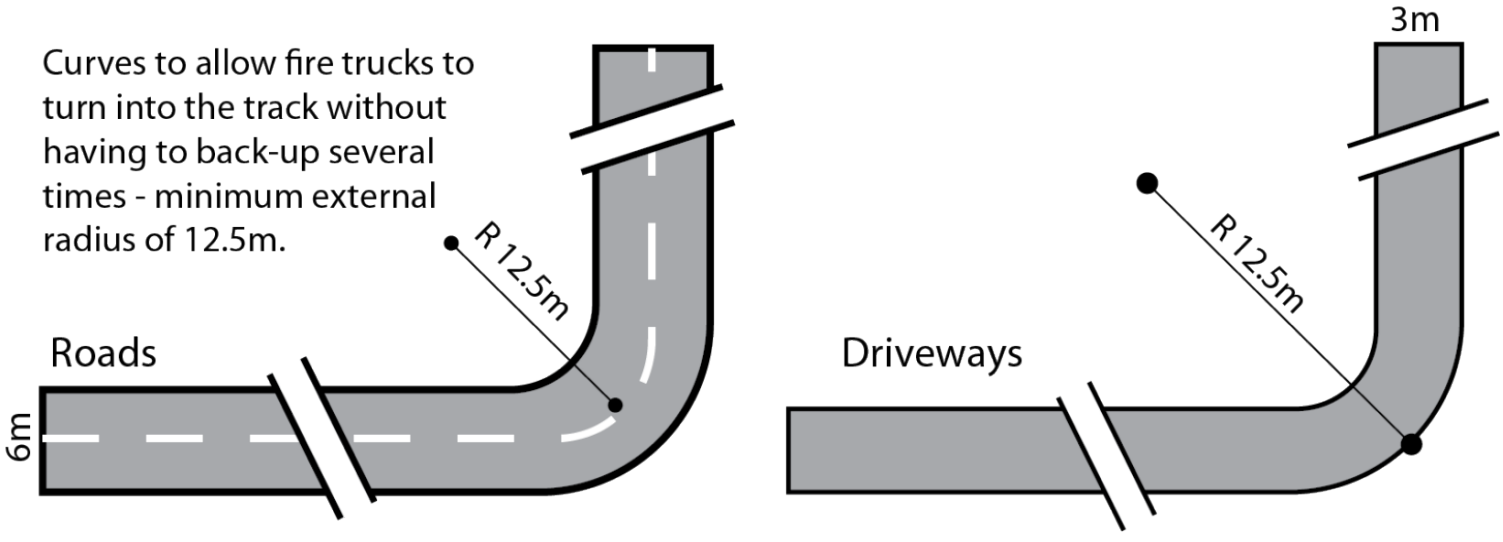



Figure 3 - Full Circle Turning Area

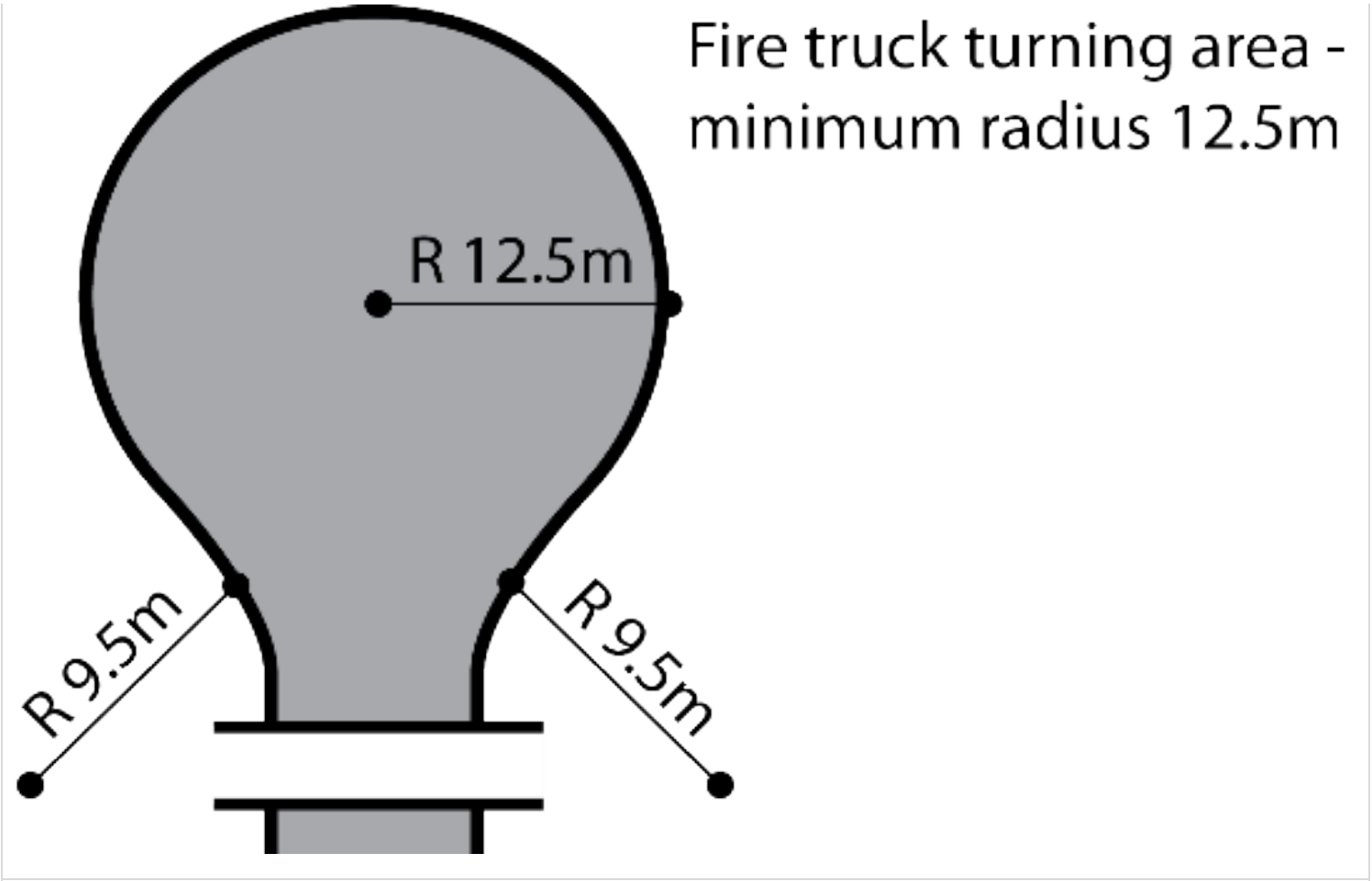
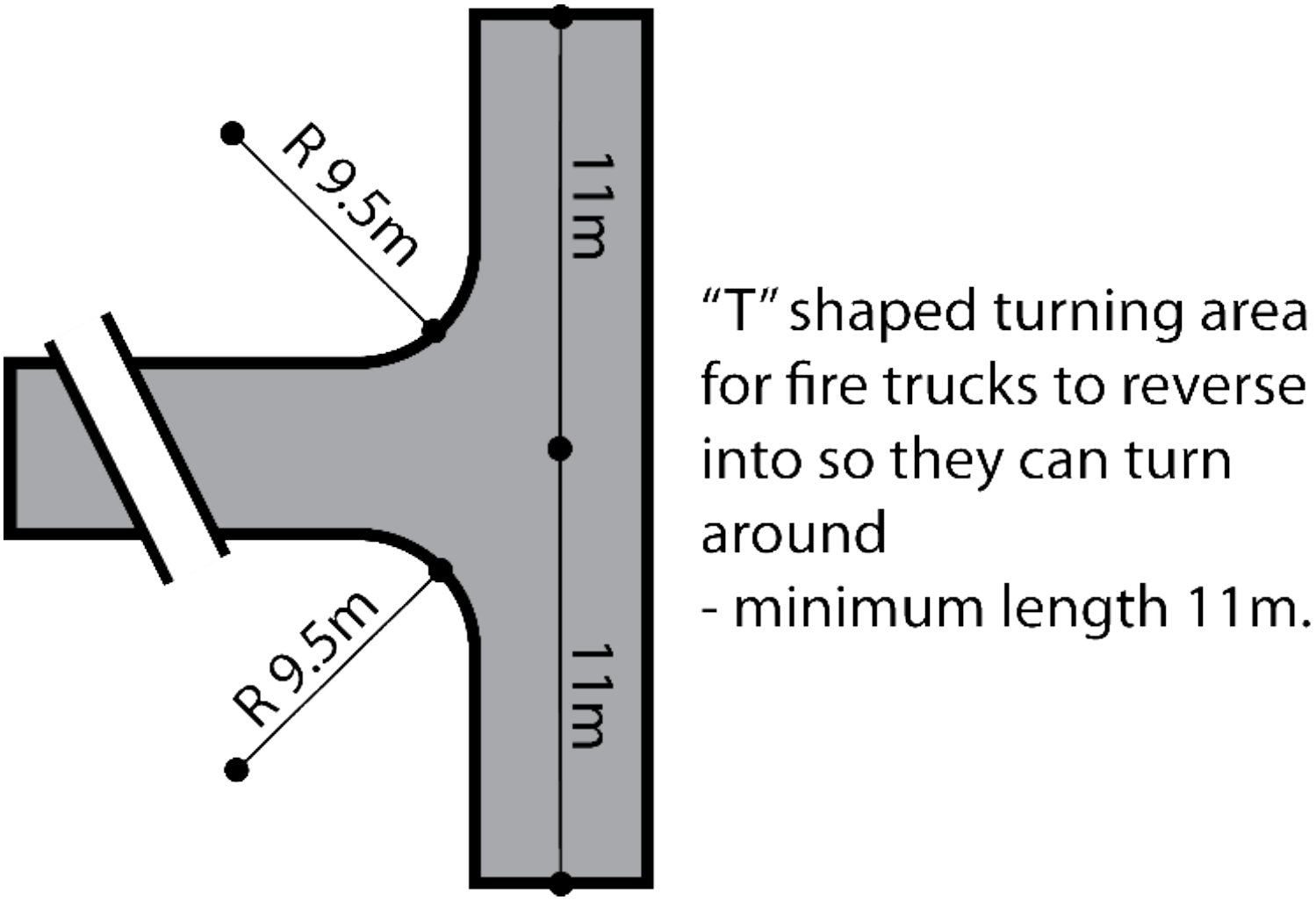



Figure 4 - 'T' or 'Y' Shaped Turning Head



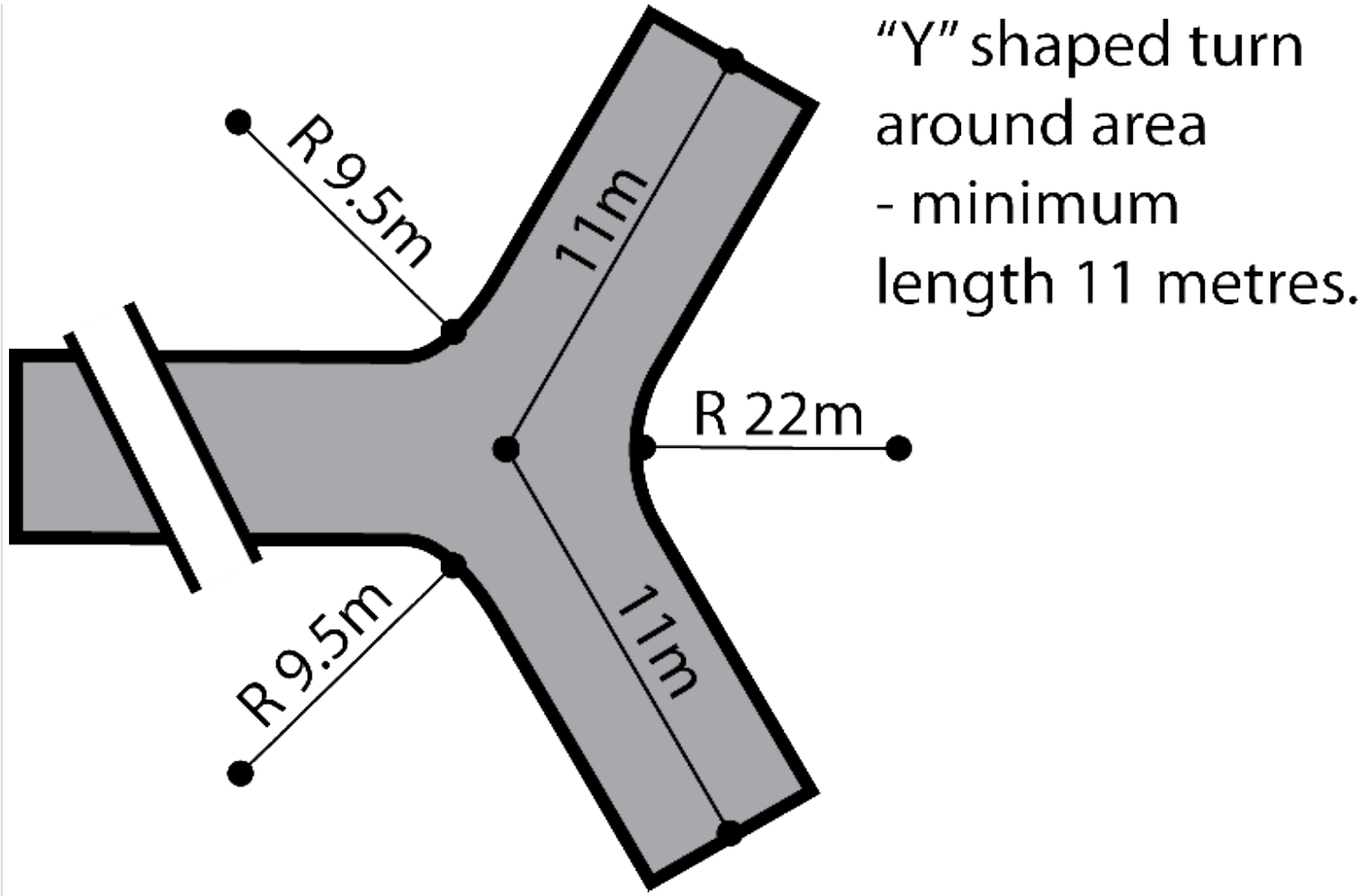
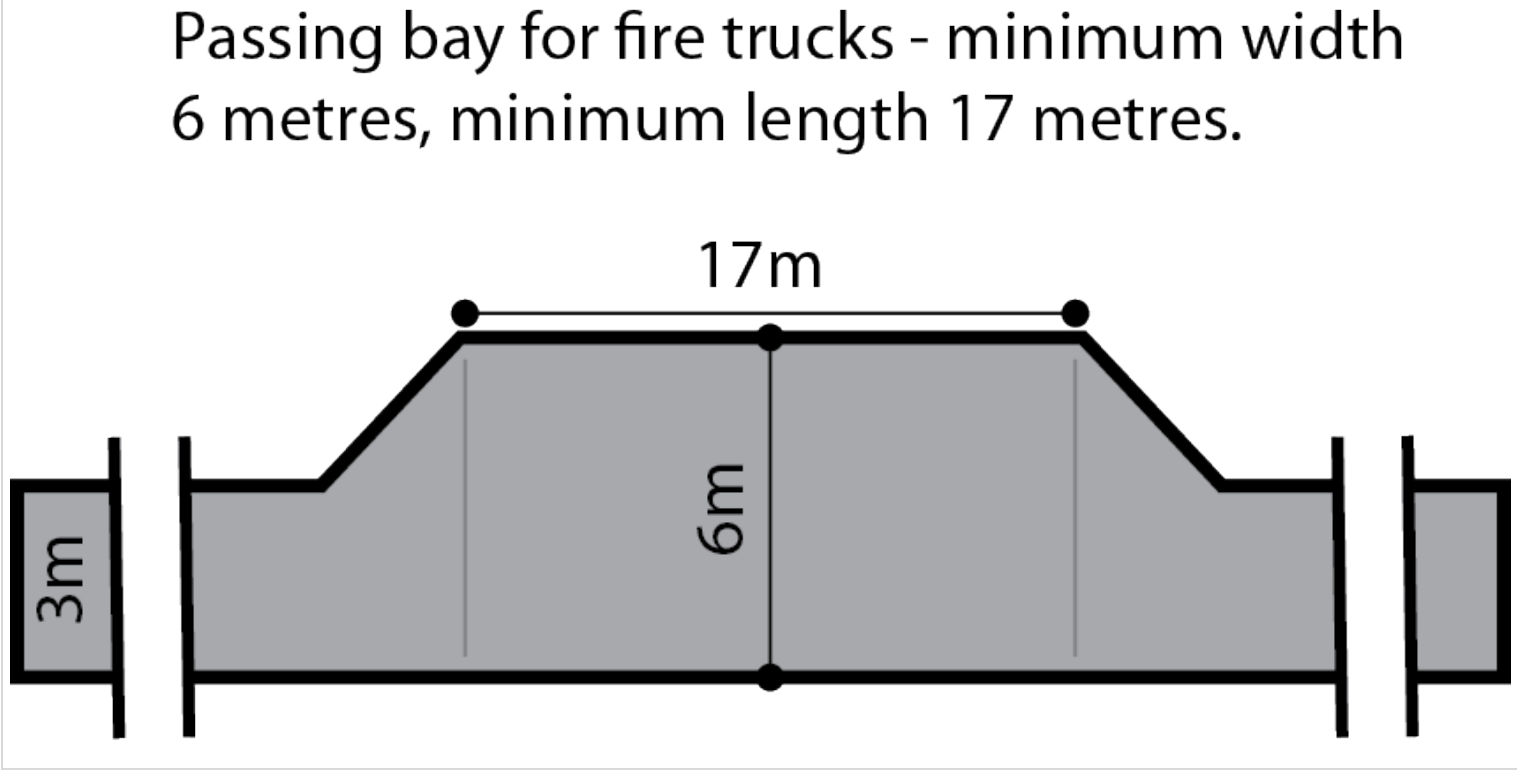



Figure 5 - Driveway Passing Bays




## Hazards (Bushfire - Medium Risk) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 2.2<br>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 3.1<br>To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 3.2<br>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):<br>(a) the asset protection zone has a minimum width of at least:<br>(i) 50 metres to unmanaged grasslands<br>(ii) 100 metres to hazardous bushland vegetation<br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 3.3<br>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*. | DTS/DPF 3.3<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4 | DTS/DPF 4.4 |

| | |
|---|---|
| Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | None are applicable. |
| Vehicle Access - Roads, Driveways and Fire Tracks | |
| PO 5.1<br>Roads are designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.1<br>Roads:<br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or<br>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.2<br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.2<br>Access is in accordance with (a) or (b):<br>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway<br>(vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:<br>A. a loop road around the building or<br>B. a turning area with a minimum radius of 12.5m (Figure 3) or<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.3<br>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 5.3<br>None are applicable. |

## Procedural Matters (PM) - Referrals

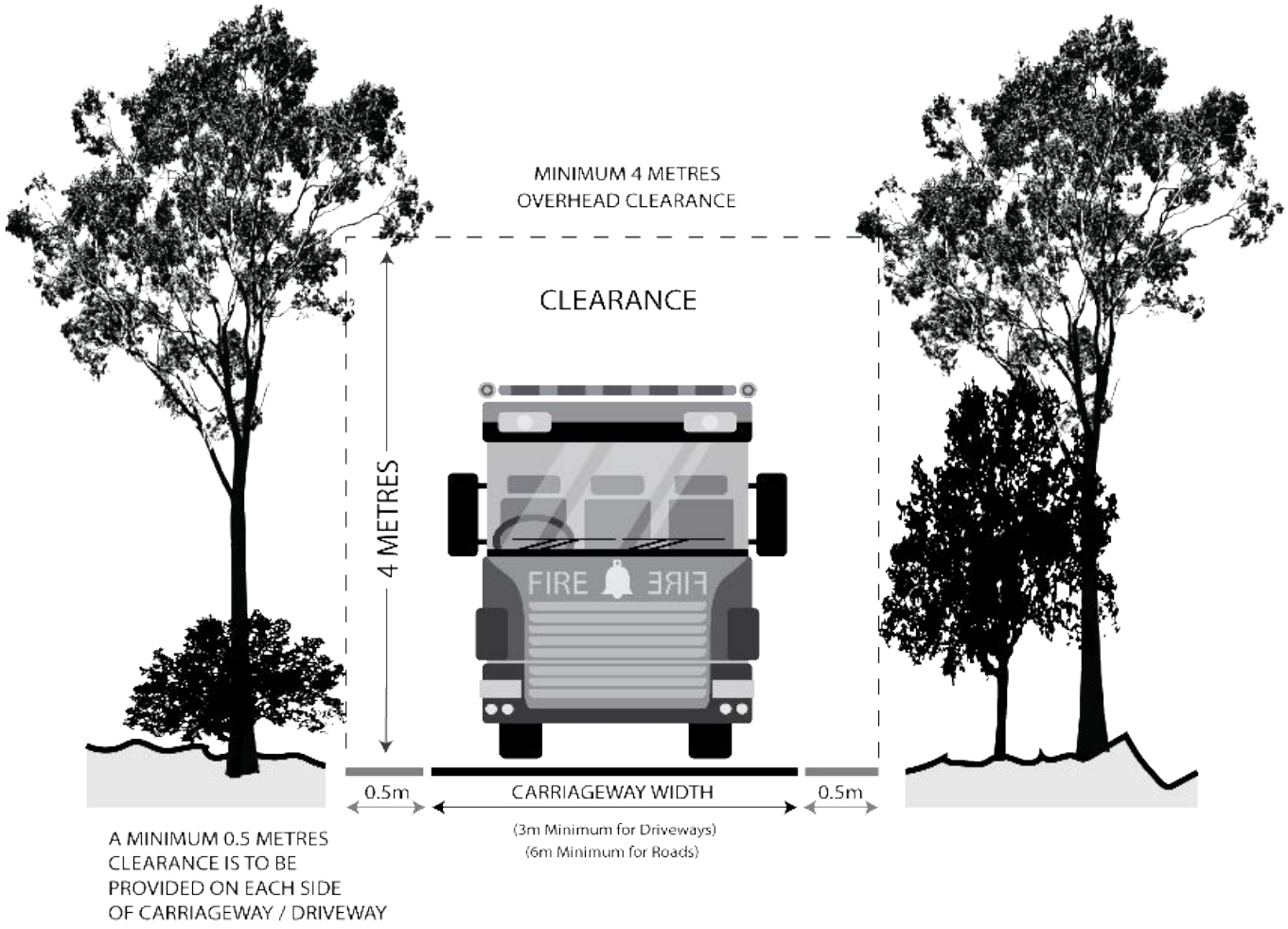
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Figures and Diagrams

### Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances




### Roads and Driveway Design

Figure 2 - Road and Driveway Curves

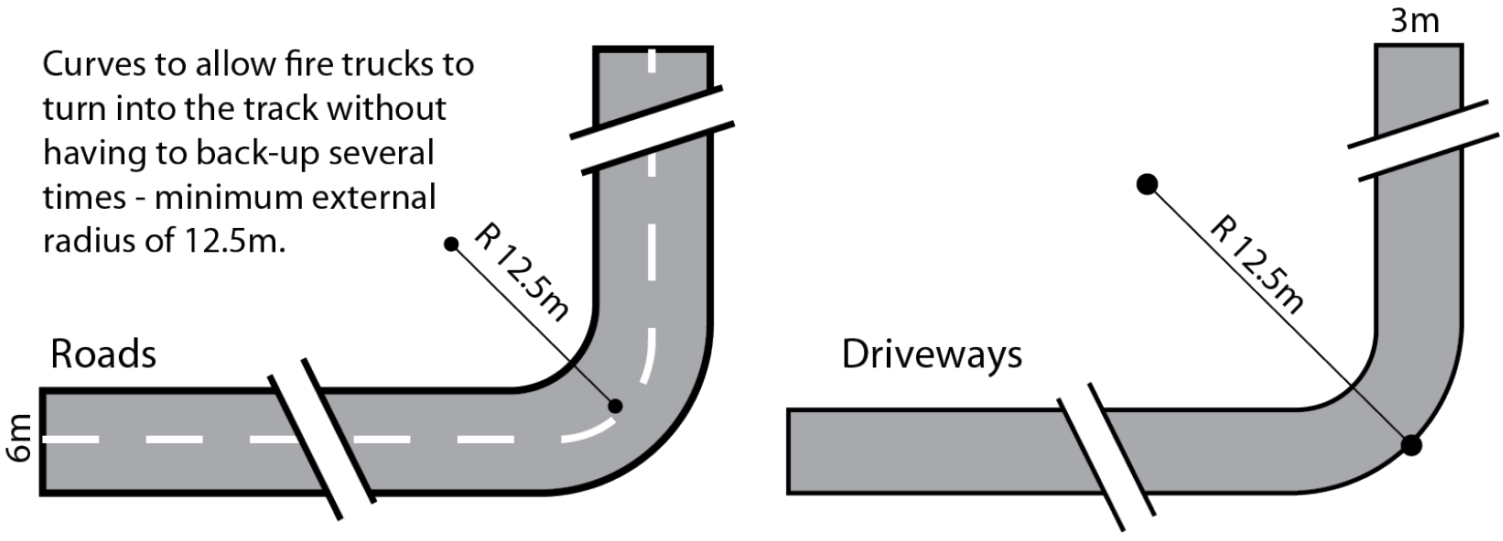
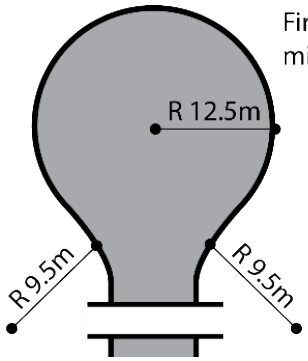
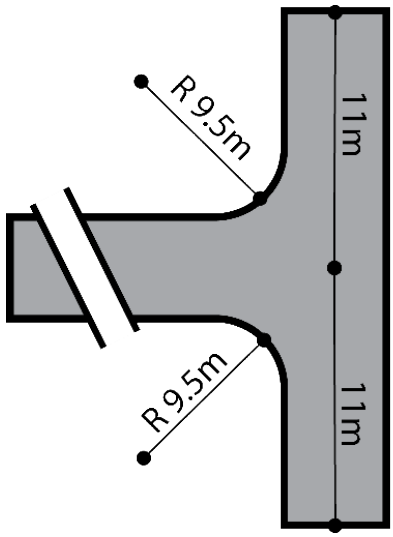



Figure 3 - Full Circle Turning Area

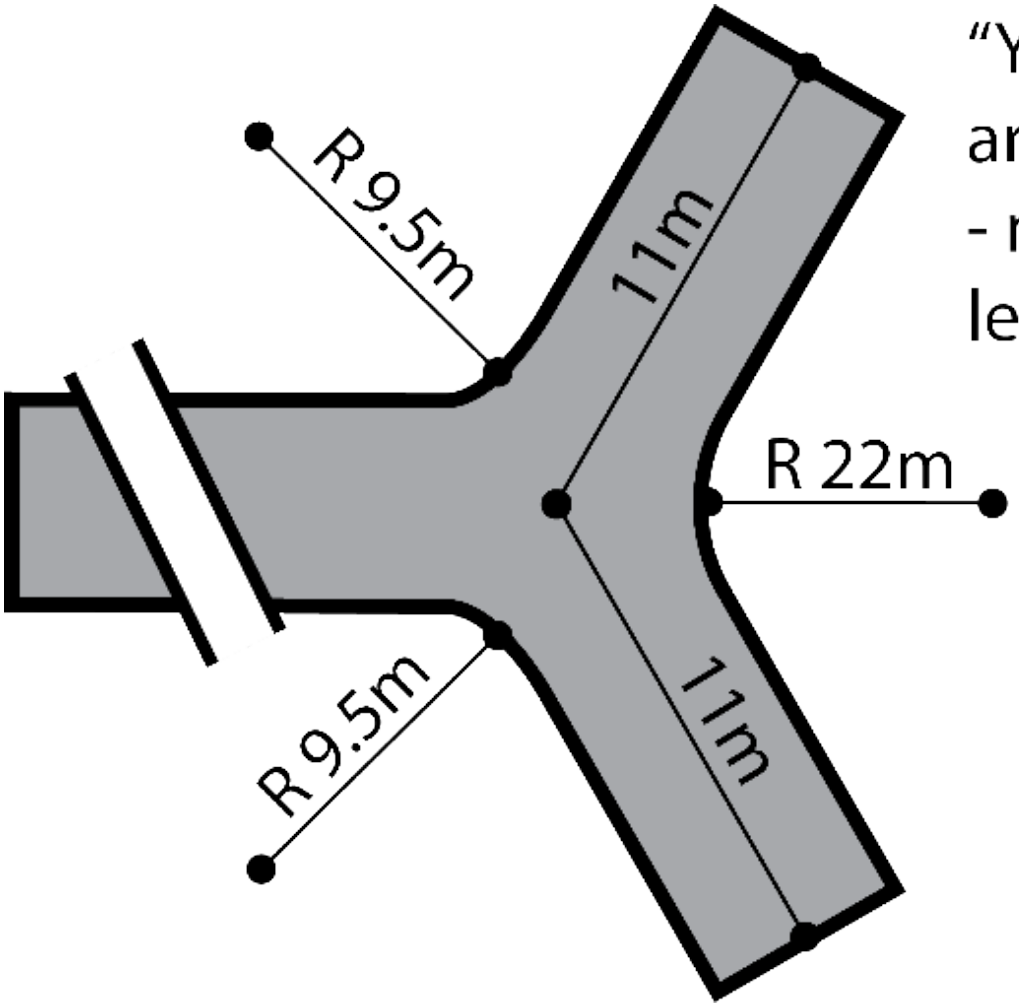



Fire truck turning area - minimum radius 12.5m

Figure 4 - 'T' or 'Y' Shaped Turning Head

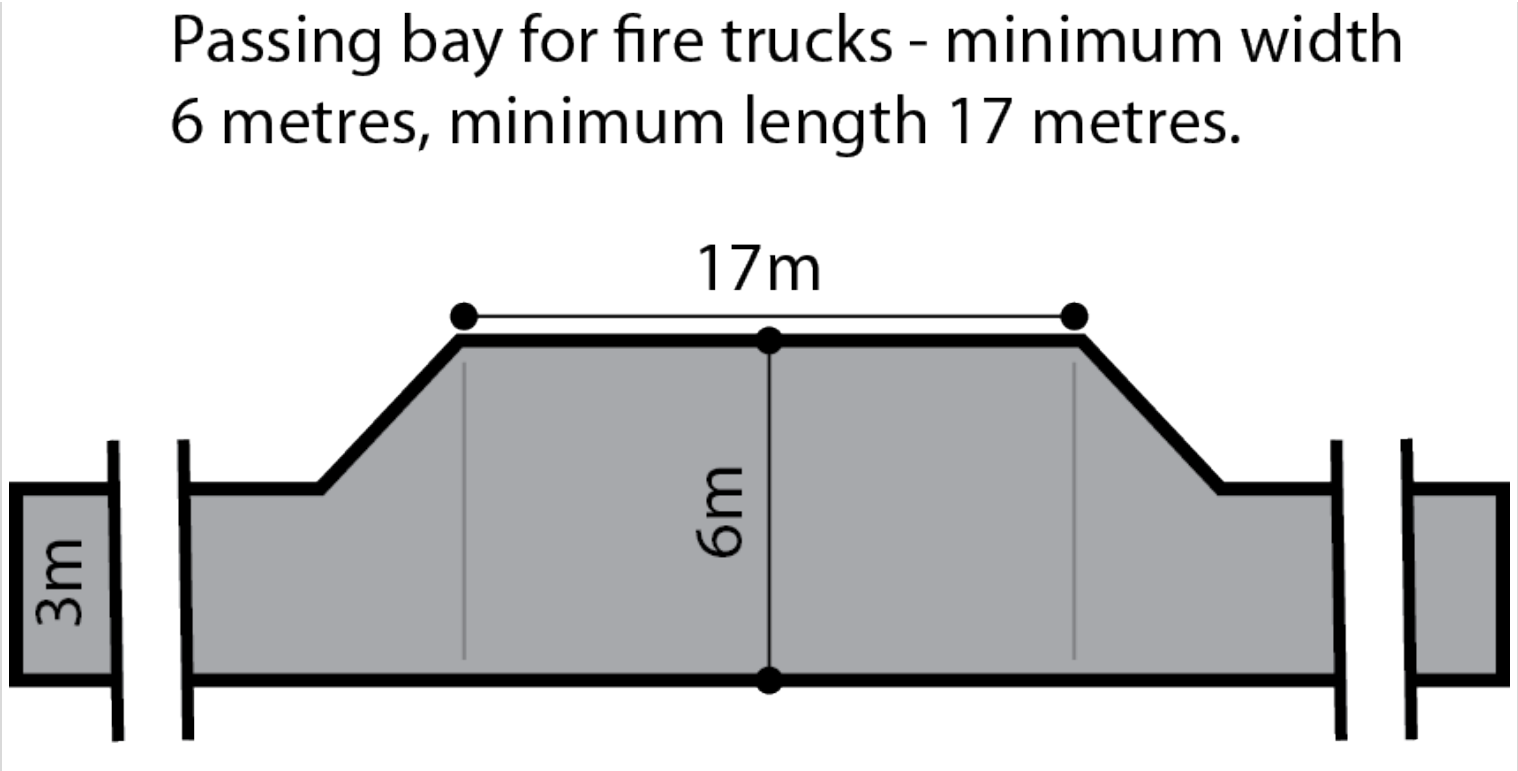



"T" shaped turning area for fire trucks to reverse into so they can turn around - minimum length 11m.




"Y" shaped turn around area - minimum length 11 metres.

Figure 5 - Driveway Passing Bays




## Hazards (Bushfire - Outback) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is located to minimise the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Habitable Buildings | |
| PO 1.1<br><br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1<br><br>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zones(s) in accordance with (a) and (b):<br><br>(a) the asset protection zone has a minimum width of at least 50 metres<br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| Vehicle Access - Roads and Driveways | |
| PO 2.1<br><br>Roads are designed and constructed to facilitate the safe and effective:<br><br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors | DTS/DPF 2.1<br><br>Roads:<br><br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or |

| | |
|---|---|
| | (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 2.2<br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 2.2<br>Access is in accordance with (a) or (b):<br>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway<br>(vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:<br>A. a loop road around the building<br>or<br>B. a turning area with a minimum radius of 12.5m (Figure 3)<br>or<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

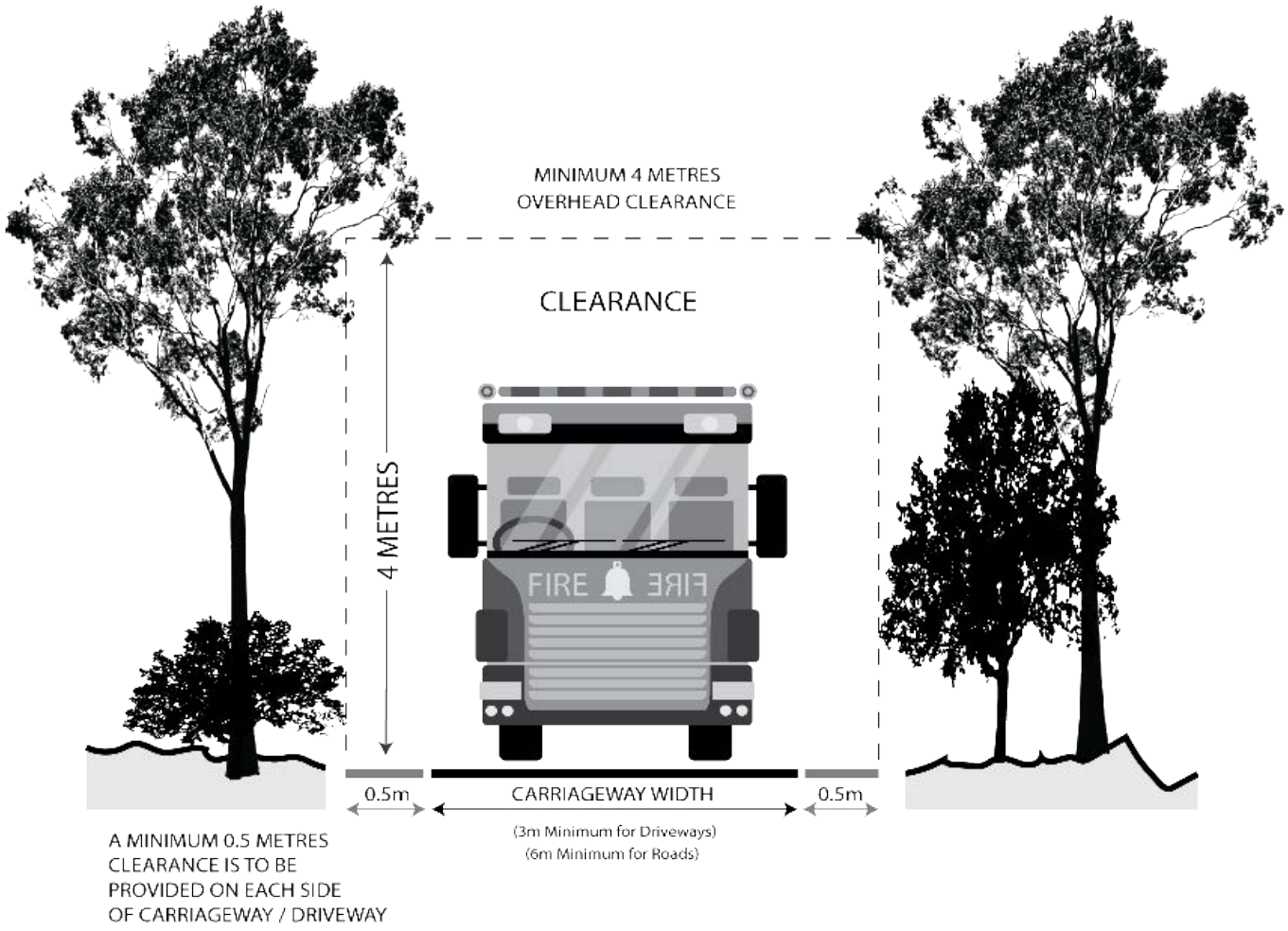
## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Figures and Diagrams

| Fire Appliance Clearances |
|---|
| Figure 1 - Overhead and Side Clearances |




Roads and Driveway Design

Figure 2 - Road and Driveway Curves

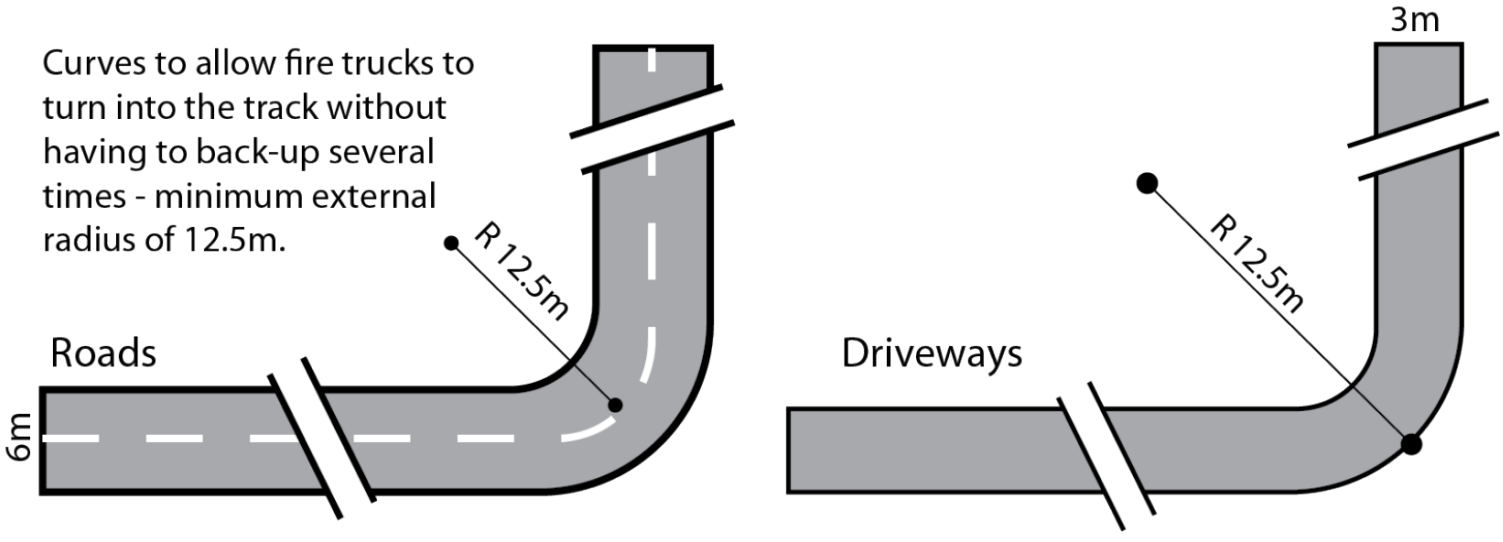



Figure 3 - Full Circle Turning Area

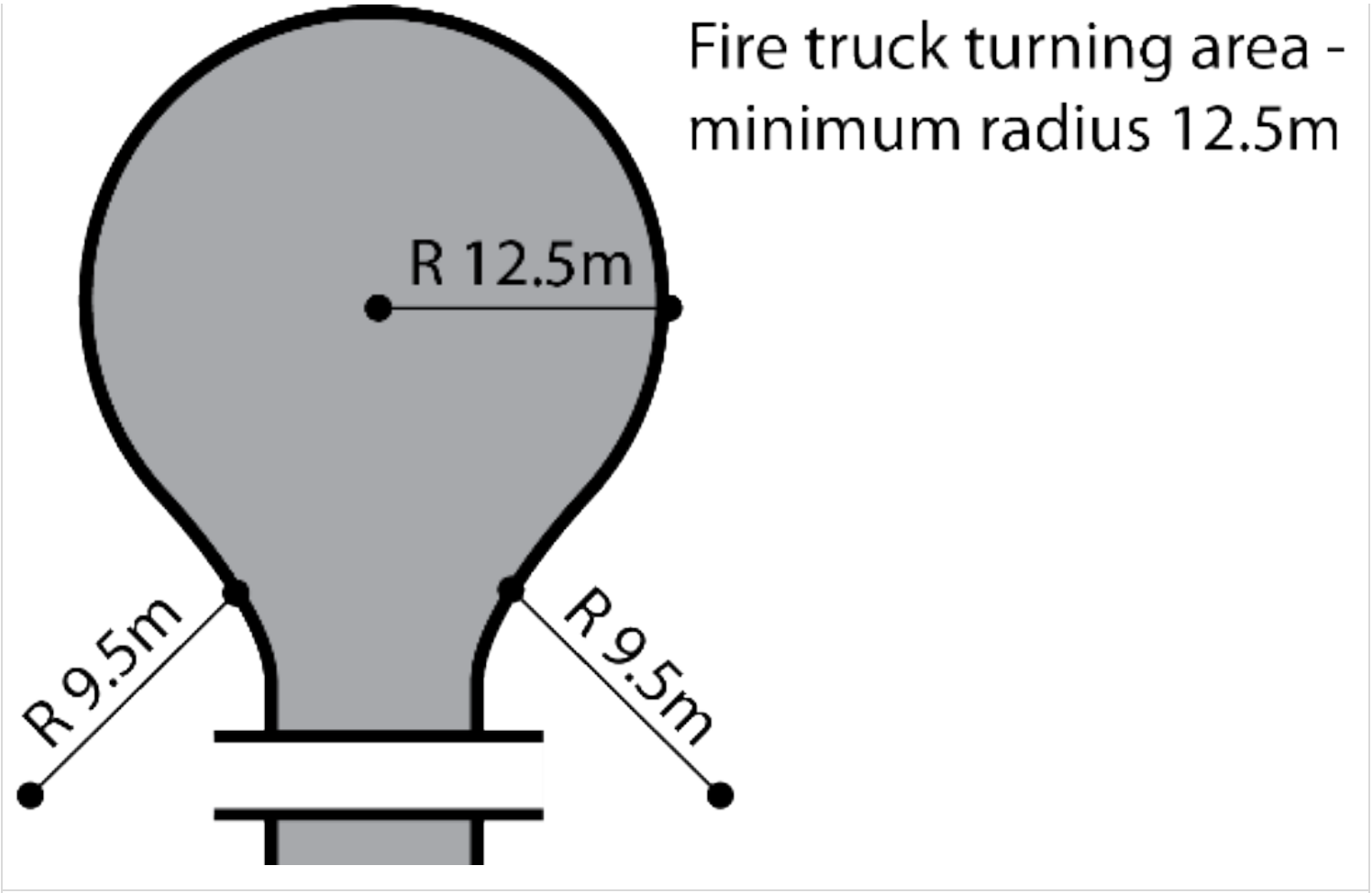
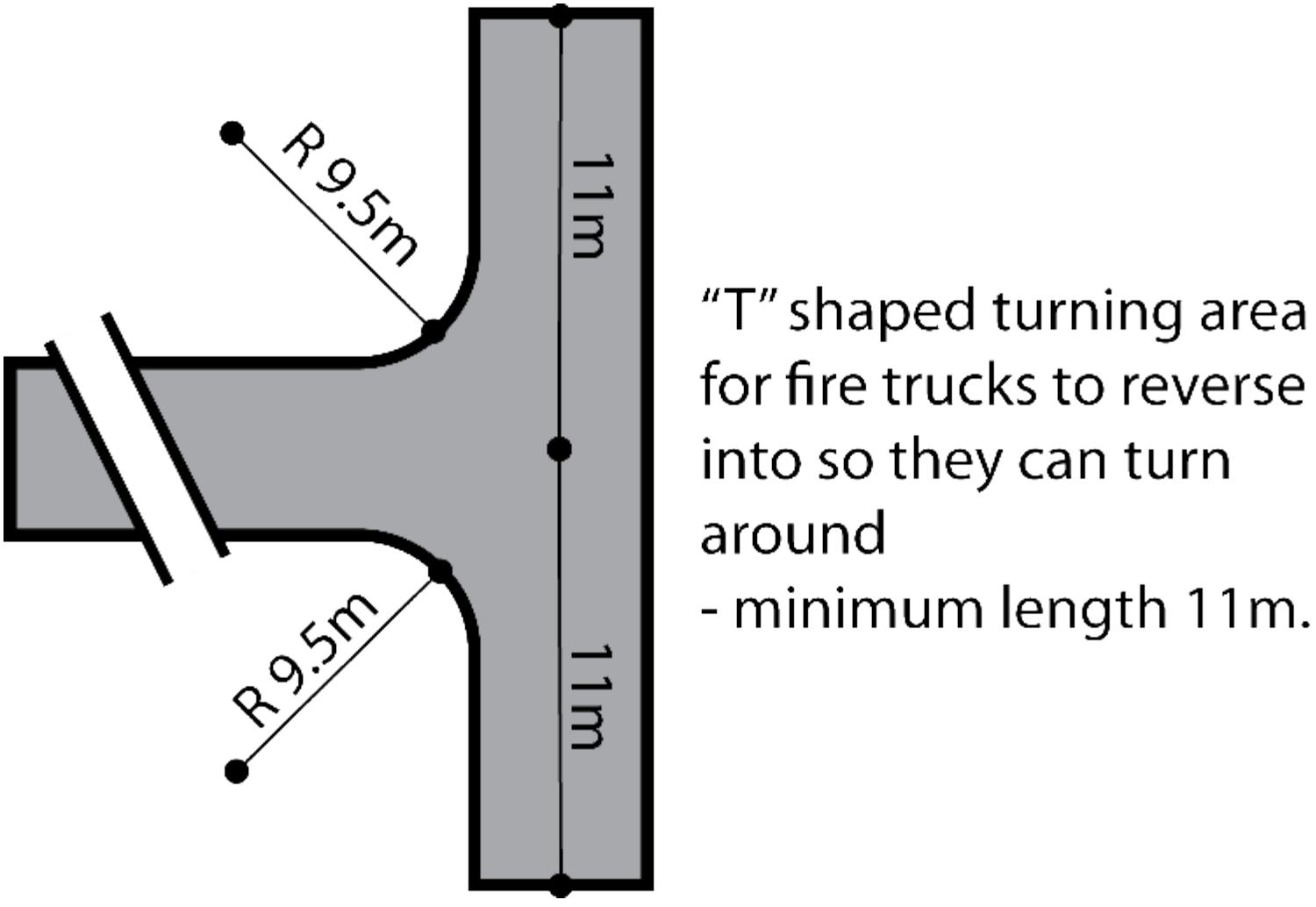



Figure 4 - 'T' or 'Y' Shaped Turning Head



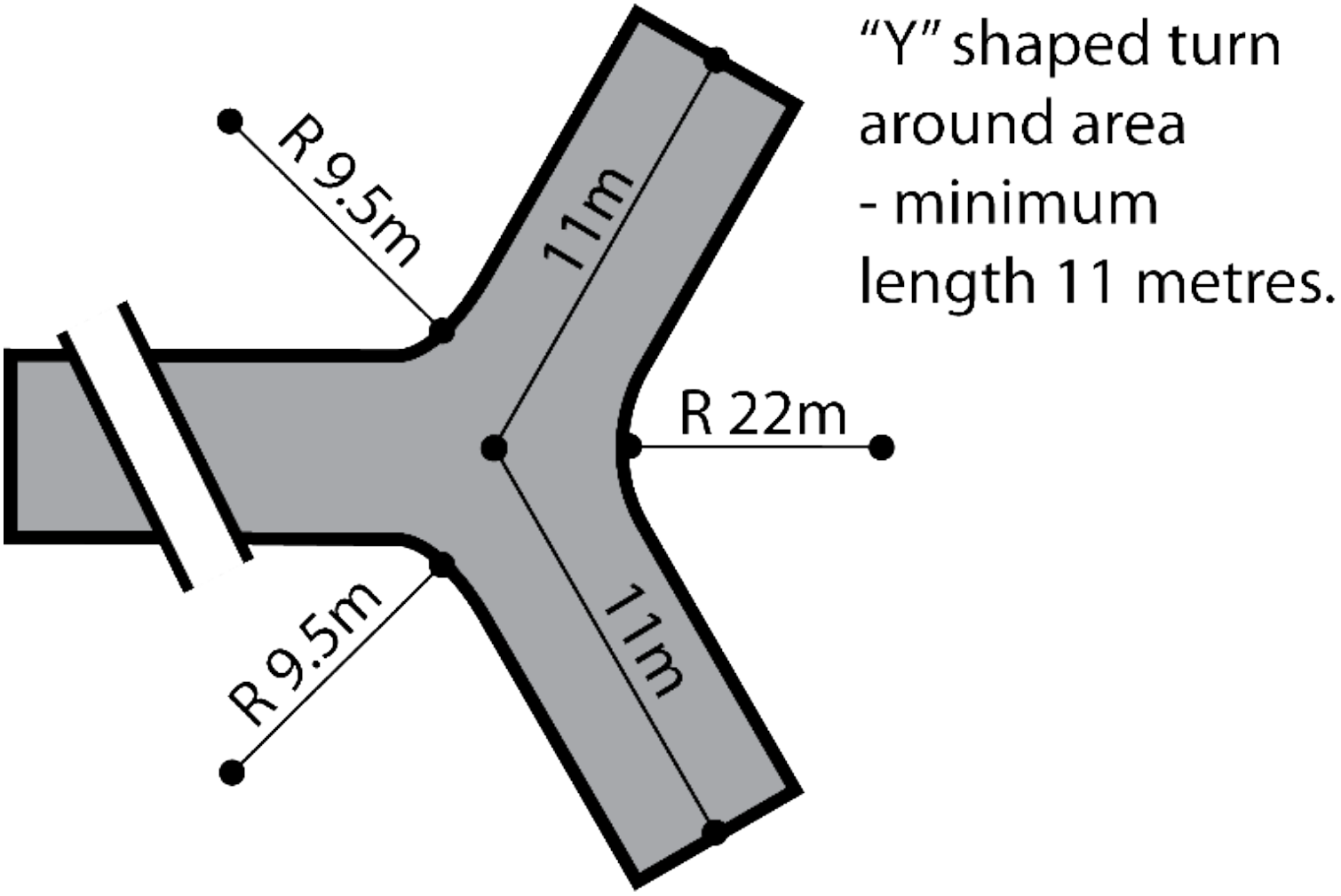
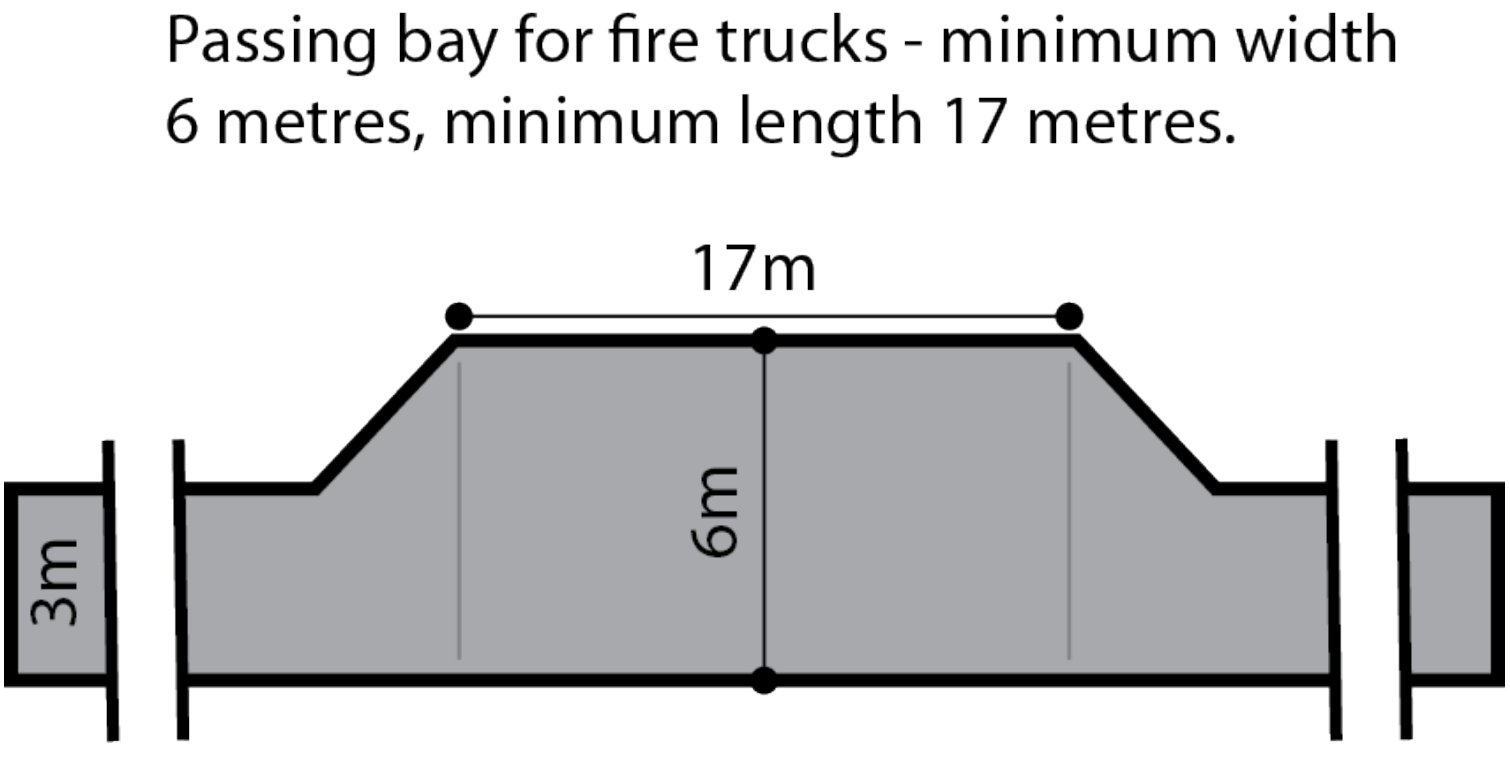



Figure 5 - Driveway Passing Bays




## Hazards (Bushfire - Regional) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers', accommodation) in the event of bushfire. | DTS/DPF 2.2<br>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 3.1<br>To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 3.2<br>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):<br>(a) the asset protection zone has a minimum width of at least:<br>(i) 50 metres to unmanaged grasslands<br>(ii) 100 metres to hazardous bushland vegetation<br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 3.3<br>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes. | DTS/DPF 3.3<br>Development has a dedicated water supply available at all times for fire-fighting purposes:<br>(a) comprising a minimum of 5000 litres<br>(b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s). |
| Land Division | |
| PO 4.1<br>Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4 | DTS/DPF 4.4 |

| | |
|---|---|
| Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | None are applicable. |
| Vehicle Access -Roads and Driveways | |
| PO 5.1<br>Roads are designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.1<br>Roads:<br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)<br>or<br>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.2<br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.2<br>Access is in accordance with (a) or (b):<br>(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway<br>(vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)<br>(ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either:<br>A. a loop road around the building<br>or<br>B. a turning area with a minimum radius of 12.5m (Figure 3)<br>or<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.3<br>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 5.3<br>None are applicable. |

## Procedural Matters (PM) - Referrals

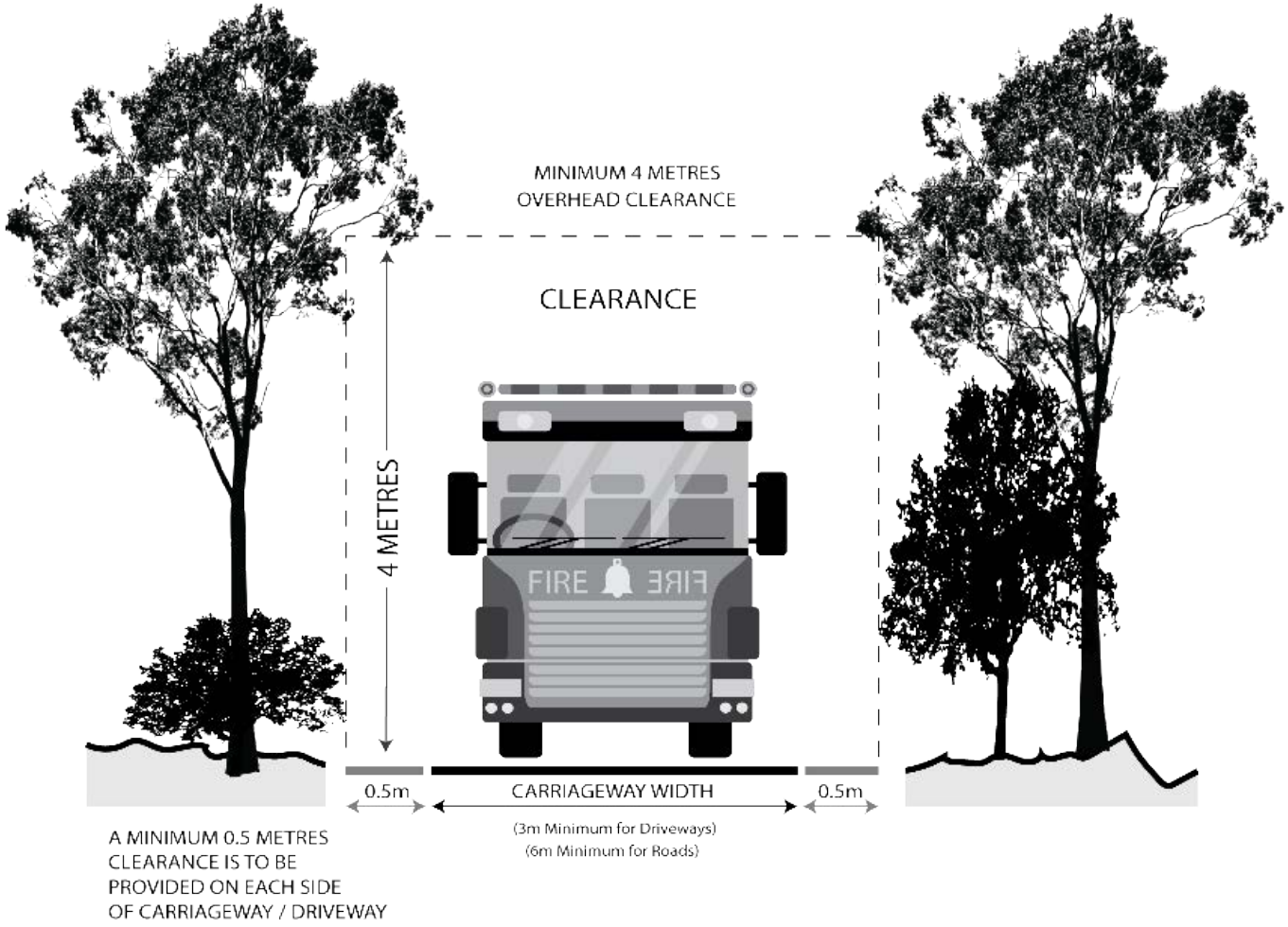
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Figures and Diagrams

### Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances




### Roads and Driveway Design

Figure 2 - Road and Driveway Curves

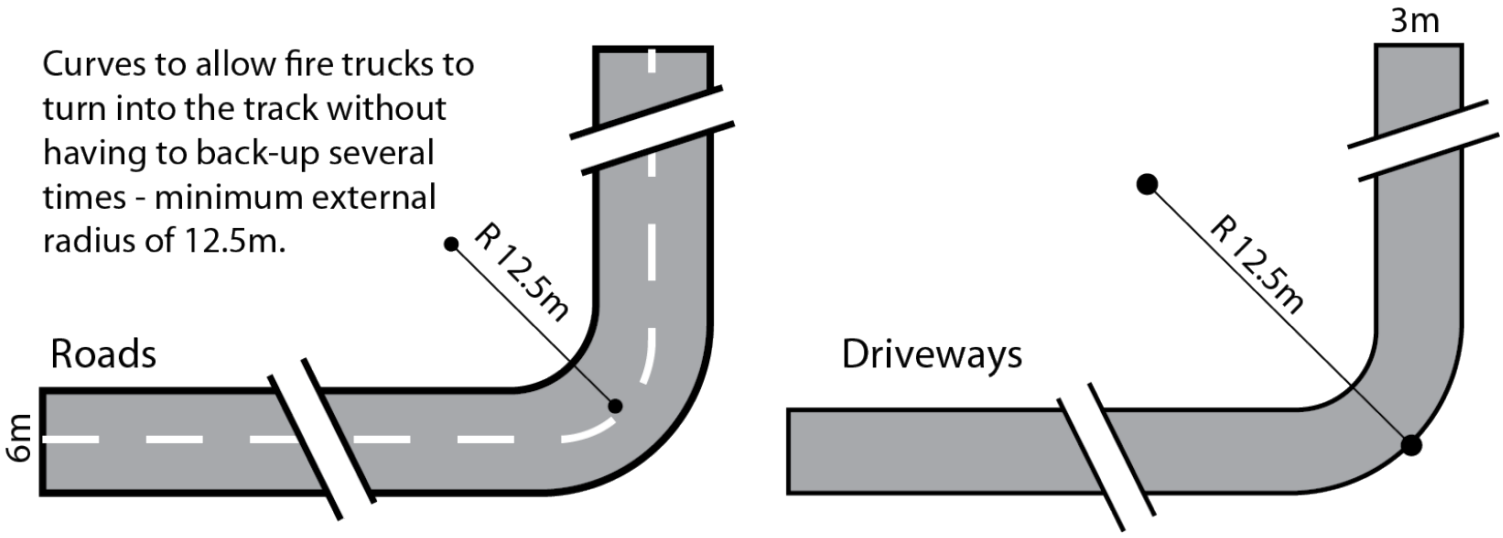



Figure 3 - Full Circle Turning Area

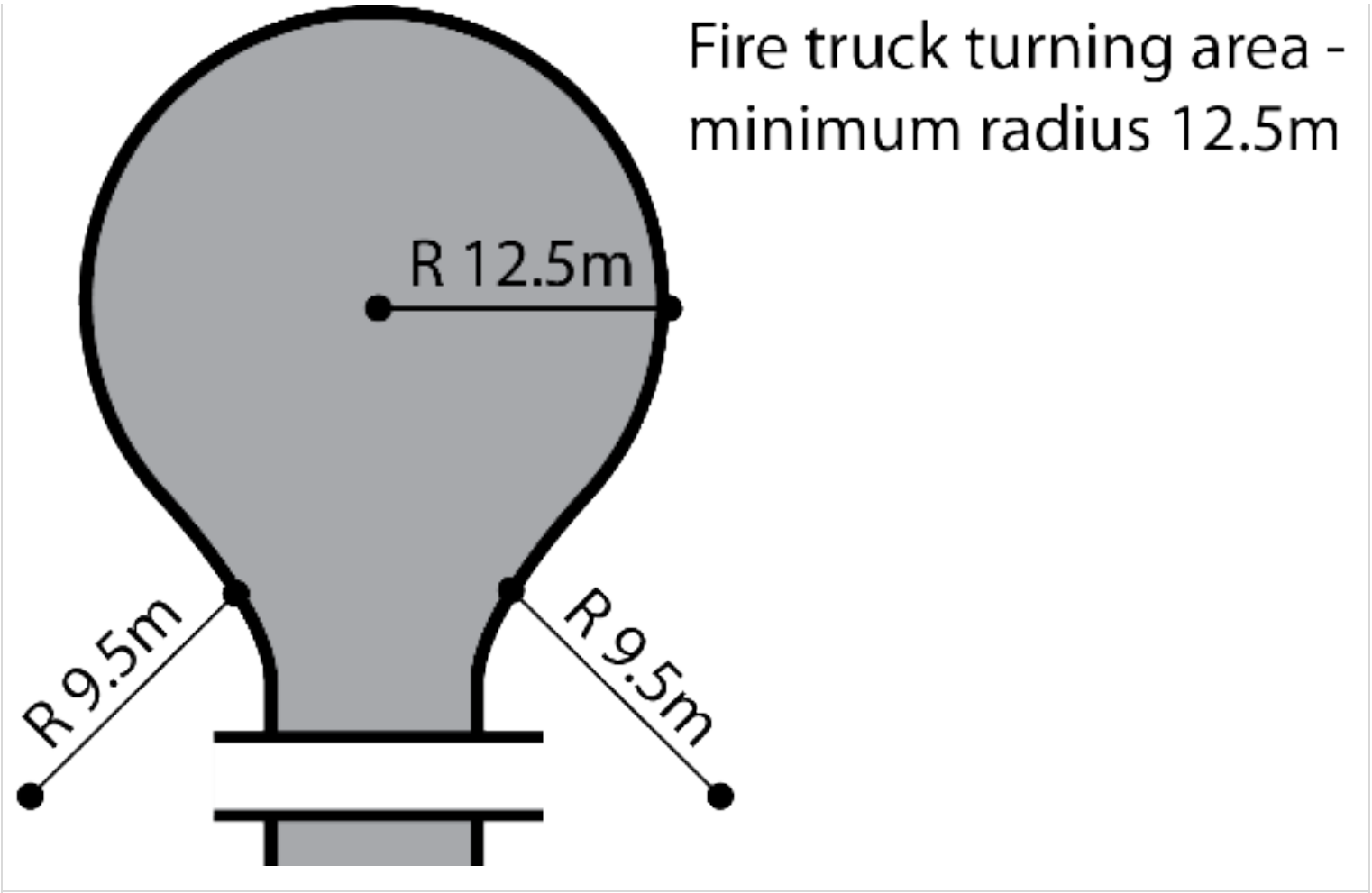
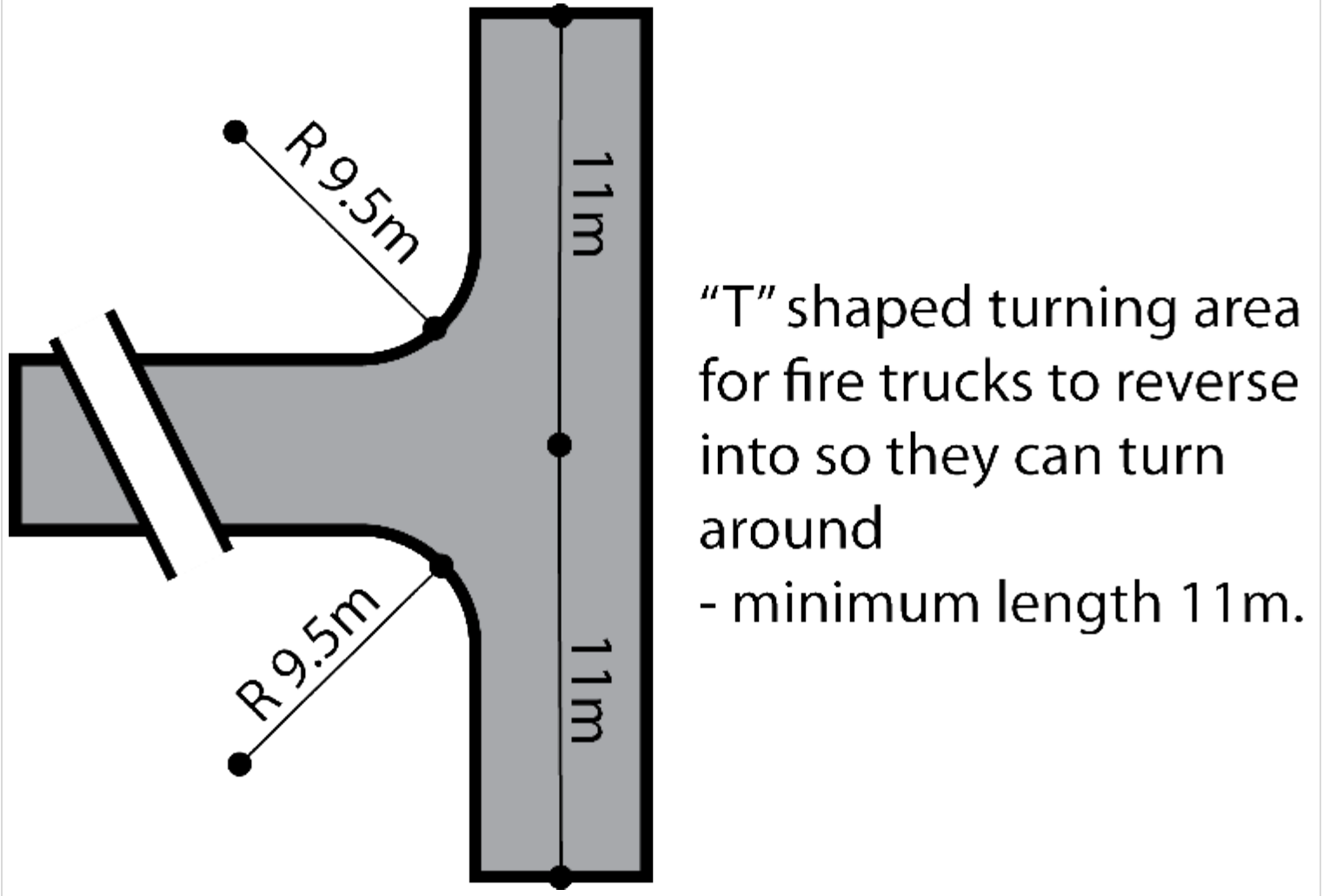



Figure 4 - 'T' or 'Y' Shaped Turning Head



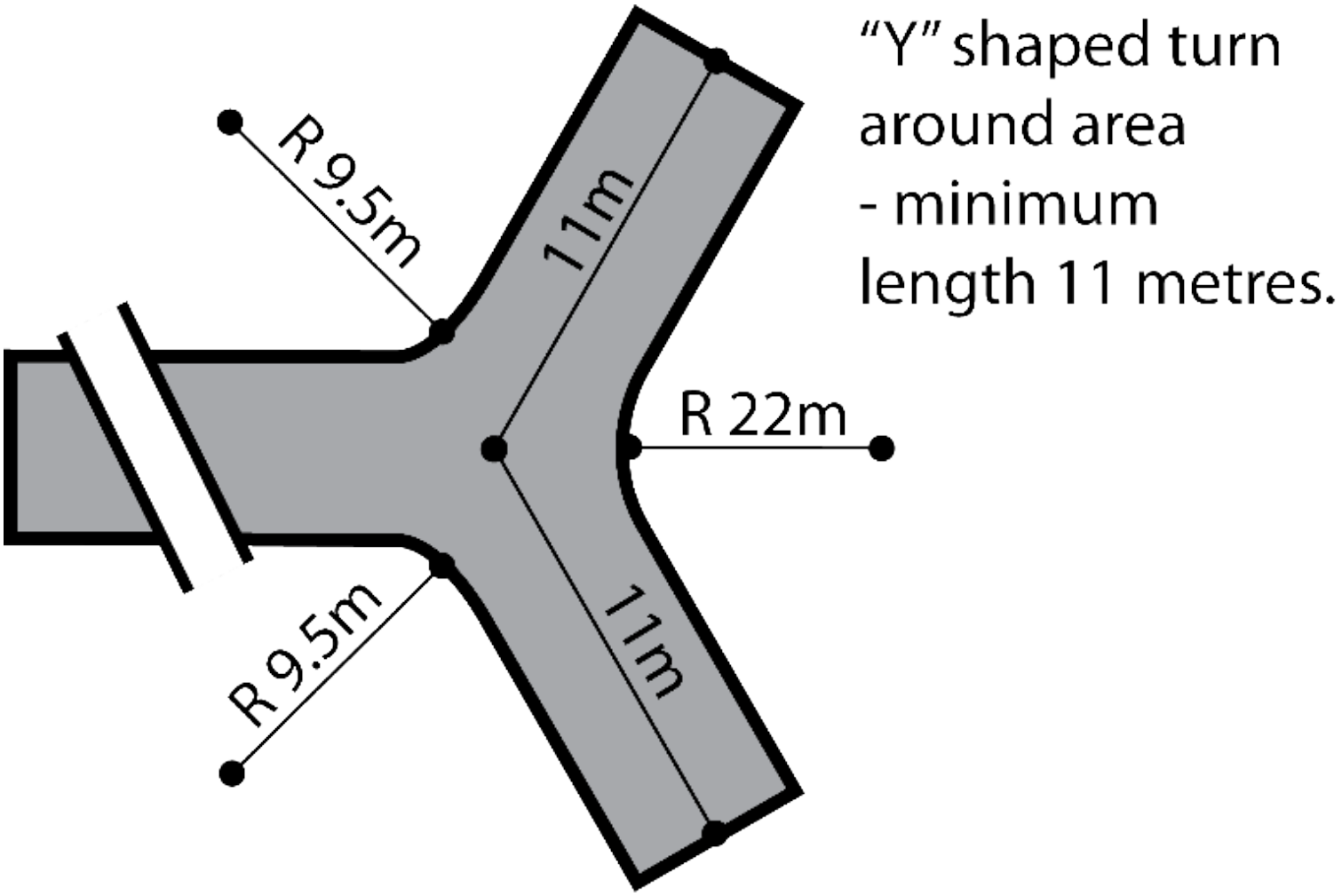
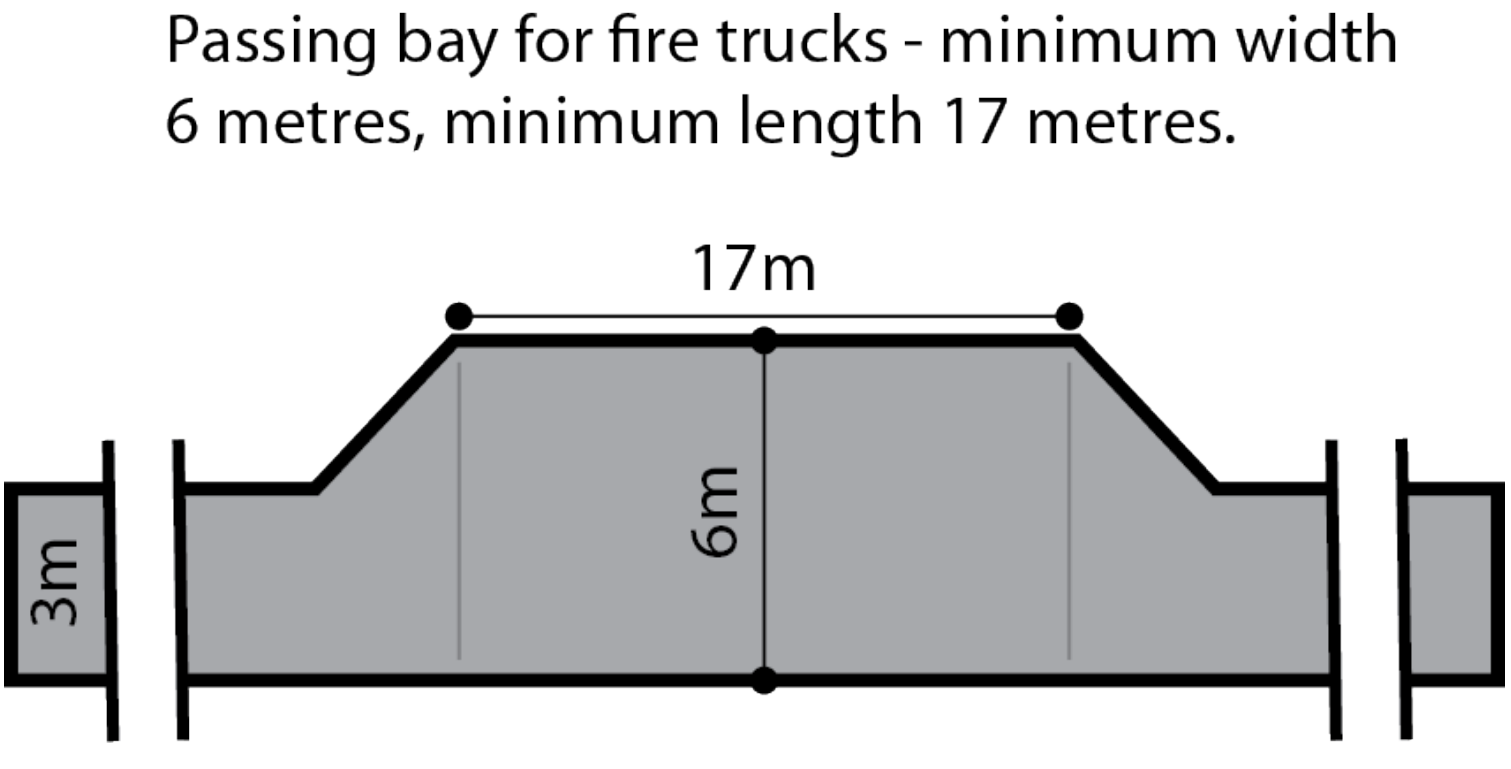



Figure 5 - Driveway Passing Bays




## Hazards (Bushfire - Urban Interface) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:<br>(a) allow access through to bushfire risk areas<br>(b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack<br>(c) facilitate evacuation to areas safe from bushfire danger. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1<br>Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area. | DTS/DPF 1.1<br>Land division creates less than 10 allotments and/or does not involve the creation of public roads. |
| PO 1.2<br>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 1.2<br>Land division does not involve the creation of public roads. |
| PO 1.3<br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 1.3<br>Land division creates less than 10 allotments. |
| PO 1.4<br>Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 1.4<br>Land division creates less than 10 allotments and/or does not involve the creation of public roads. |
| PO 1.5<br>Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 1.5<br>Land division does not create or rely on fire tracks. |
| PO 1.6<br>Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF1.6<br>Land division is not located within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or does not create 10 or more new allotments. |
| Vehicle Access - Roads, Driveways and Fire Tracks | |
| PO 2.1<br>Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective:<br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 2.1<br>Any proposed new roads are not within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or<br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or<br>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

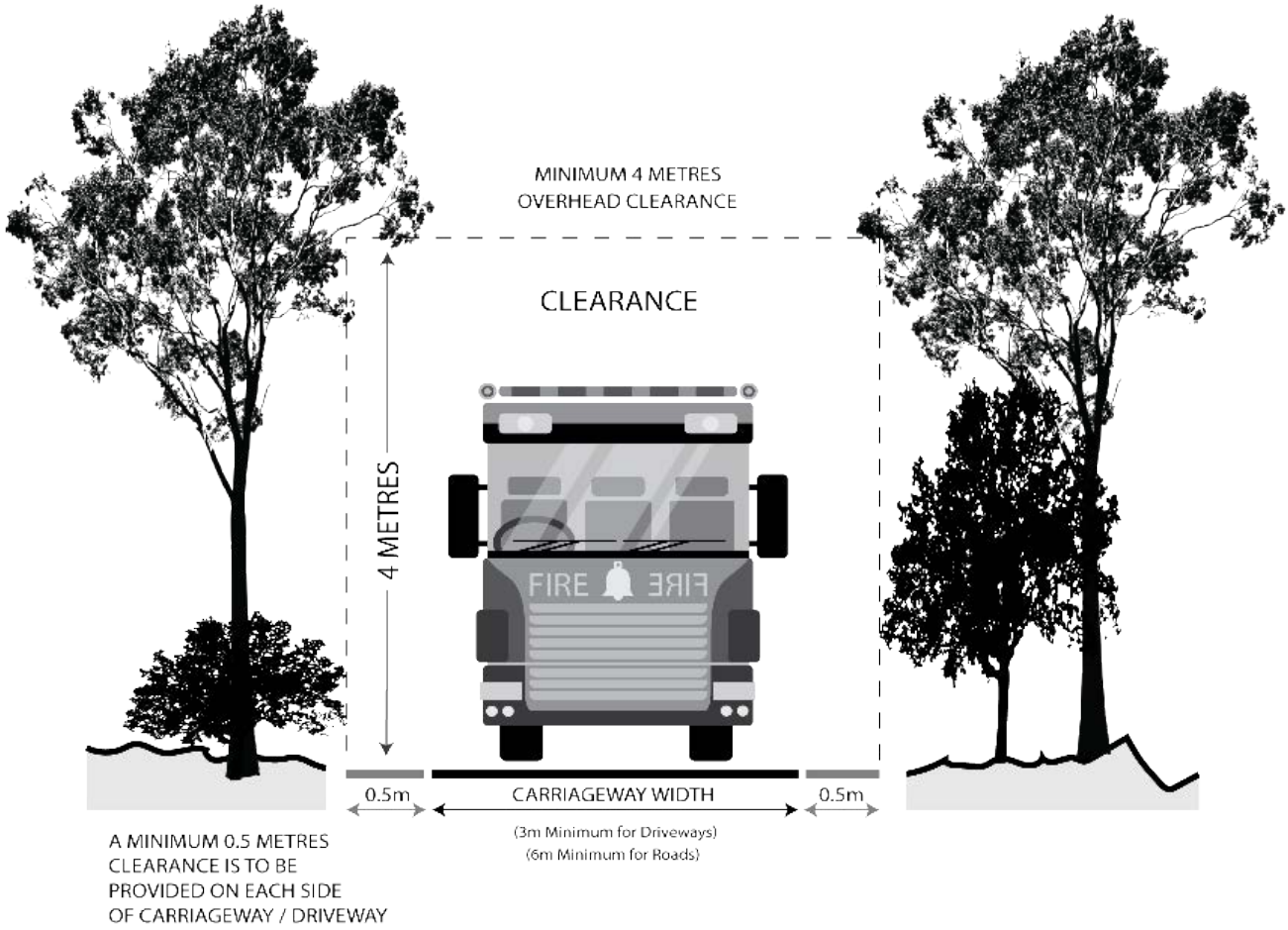
| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| None | None | None | None |

## Figures and Diagrams

**Fire Engine and Appliance Clearances**

Figure 1 - Overhead and Side Clearances




**Roads and Driveway Design**

Figure 2 - Road and Driveway Curves

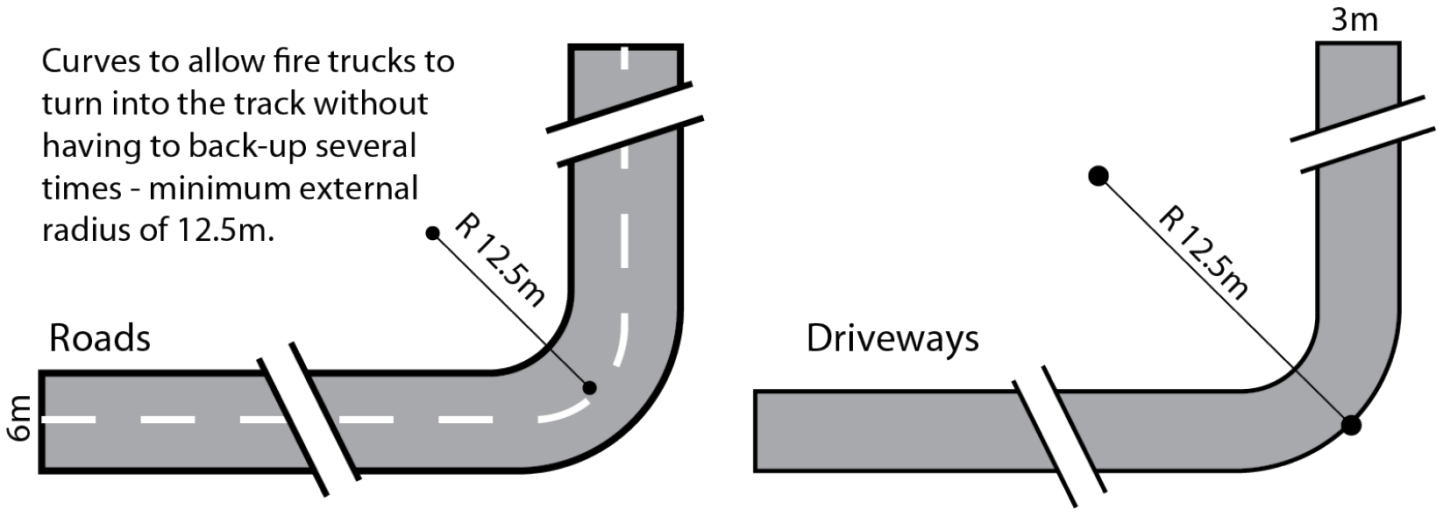
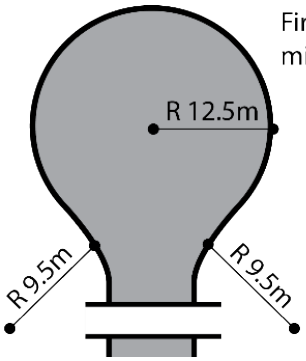
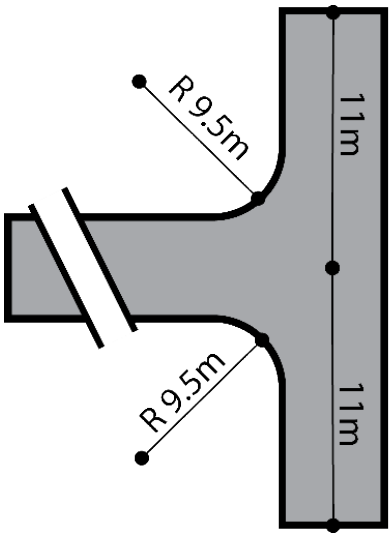



Figure 3 - Full Circle Turning Area

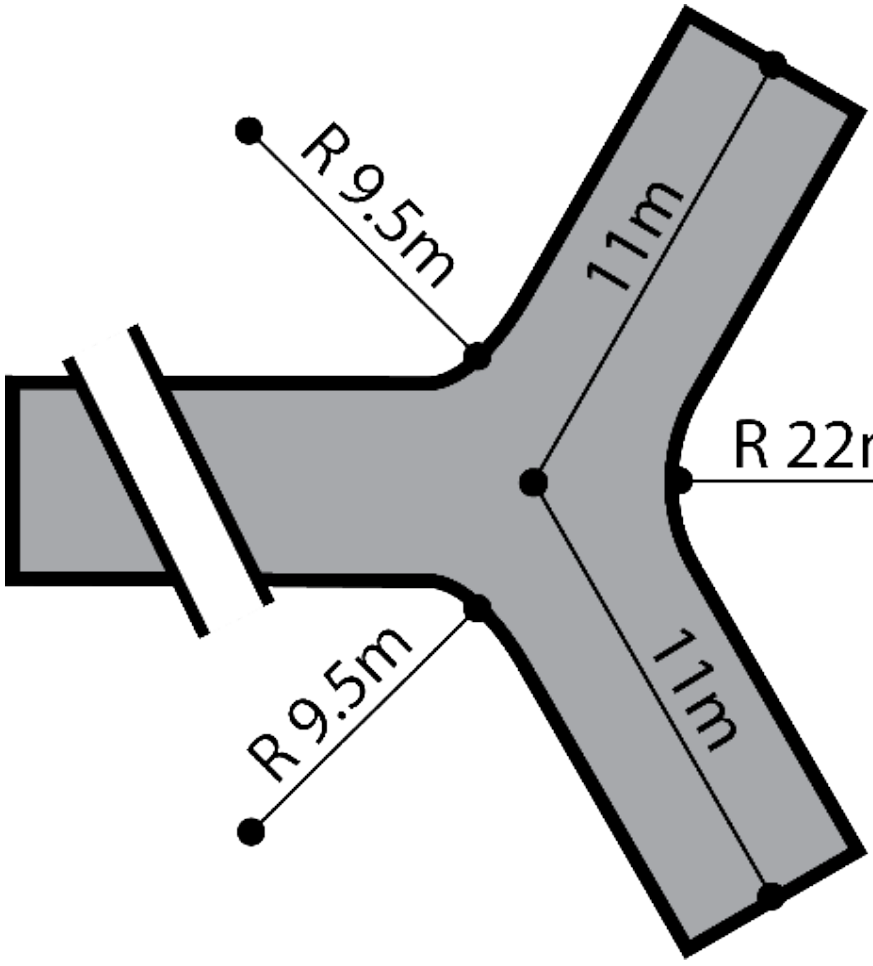



Fire truck turning area - minimum radius 12.5m

Figure 4 - 'T' or 'Y' Shaped Turning Head

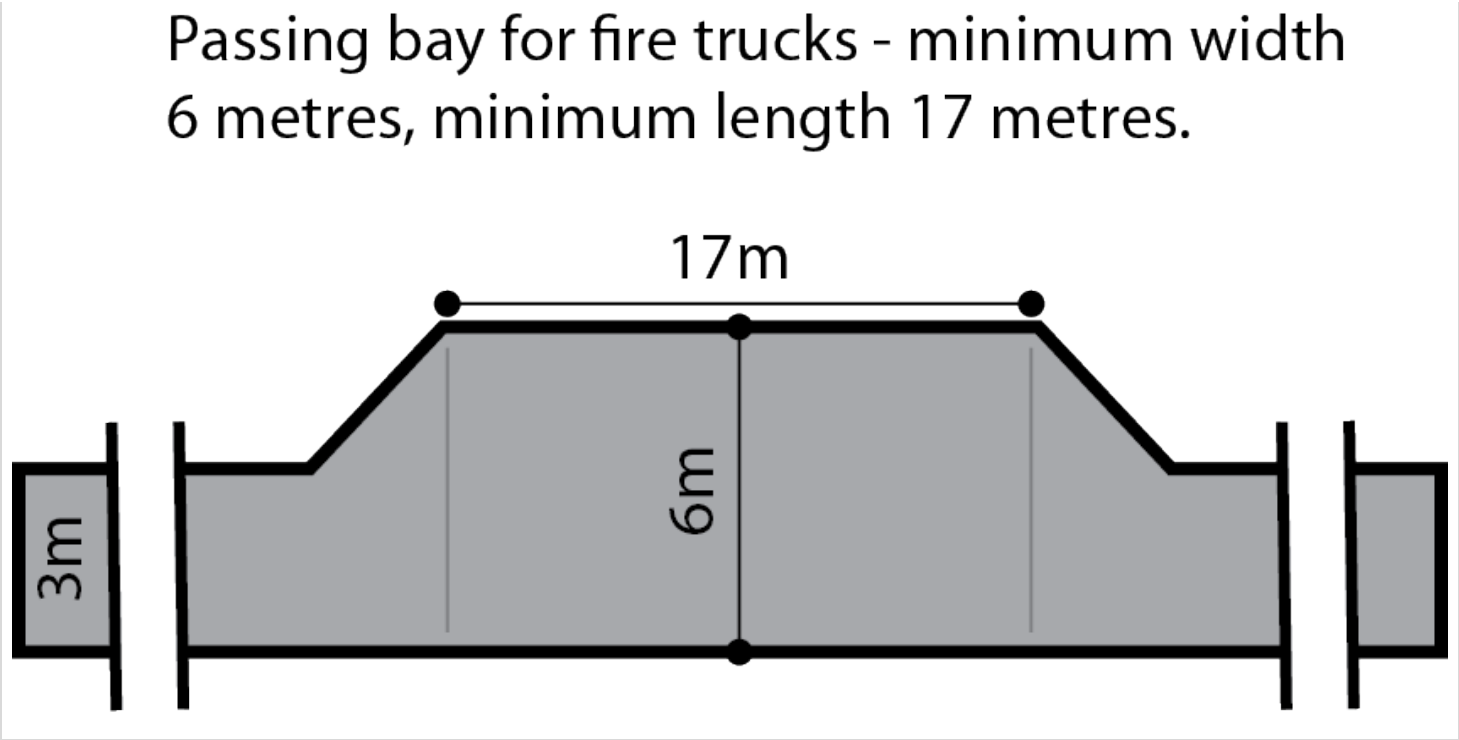



"T" shaped turning area for fire trucks to reverse into so they can turn around - minimum length 11m.




"Y" shaped turn around area - minimum length 11 metres.

Figure 5 - Driveway Passing Bays




## Hazards (Flooding) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Division | |
| PO 1.1<br>Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome. | DTS/DPF 1.1<br>None are applicable. |
| Land Use | |
| PO 2.1<br>Development sited and designed to minimise exposure of people and property to unacceptable flood risk. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment. | DTS/DPF 2.2<br>Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area. |
| Flood Resilience | |
| PO 3.1<br>Development avoids the need for flood protection works. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage. | DTS/DPF 3.3<br>None are applicable. |

| | |
|---|---|
| PO 3.4<br>Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact. | DTS/DPF 3.4<br>Other than a recreation area, development is located outside of the 5% AEP principal flow path. |
| PO 3.5<br>Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings. | DTS/DPF 3.5<br>Buildings comprise one of the following:<br>(a) a porch or portico with at least 2 open sides<br>(b) a verandah with at least 3 open sides<br>(c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow)<br>(d) any post construction with open sides<br>(e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event. |
| PO 3.6<br>Fences do not unreasonably impede floodwaters. | DTS/DPF 3.6<br>A post and wire fence (other than a chain mesh fence). |
| Environmental Protection | |
| PO 4.1<br>Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm. | DTS/DPF 4.1<br>Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path. |
| PO 4.2<br>Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood. | DTS/DPF 4.2<br>None are applicable. |
| Site Earthworks | |
| PO 5.1<br>The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling. | DTS/DPF 5.2<br>Filling for ancillary purposes:<br>(a) does not exceed 300mm above existing ground level<br>(b) is no more than 5m wide. |
| Access | |
| PO 6.1<br>Development does not occur on land:<br>(a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event<br>(b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event. | DTS/DPF 6.2<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Hazards (Flooding – General) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br><br>Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment. | DTS/DPF 1.1<br><br>Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event. |
| Flood Resilience | |
| PO 2.1<br><br>Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings. | DTS/DPF 2.1<br><br>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: |

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 2.6m AHD |
| Minimum finished floor level is 20.4m AHD |
| Minimum finished floor level is 3m AHD |
| Minimum finished floor level is 3.45m AHD |
| Minimum finished floor level is 4.15m AHD |
| Minimum finished floor level is 4.35m AHD |
| Minimum finished floor level is 5.3m AHD |
| Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD |
| Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD |
| Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD |
| Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD |
| Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD |
| Minimum finished ground level is 2.4m AHD |
| Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD |
| Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD |
| Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD |
| Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD |
| Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD |
| Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD |
| Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD |
| Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD |
| Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD |
| Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD |
| Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD |
| Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD |
| Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD |
| Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD |
| Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD |
| Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD |

| Finished Ground and Floor Levels |
| --- |
| Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD |
| Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD |
| Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD |
| Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD |
| Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD |
| Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD |
| Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD |
| Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD |
| Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD |
| Minimum finished floor level is 1.87m AHD |
| Minimum finished floor level is 10m AHD |
| Minimum finished floor level is 10.1m AHD |
| Minimum finished floor level is 10.23m AHD |
| Minimum finished floor level is 10.31m AHD |
| Minimum finished floor level is 10.43m AHD |
| Minimum finished floor level is 10.54m AHD |
| Minimum finished floor level is 10.88m AHD |
| Minimum finished floor level is 11.07m AHD |
| Minimum finished floor level is 11.52m AHD |
| Minimum finished floor level is 11.71m AHD |
| Minimum finished floor level is 11.8m AHD |
| Minimum finished floor level is 13.06m AHD |
| Minimum finished floor level is 13.18m AHD |
| Minimum finished floor level is 13.88m AHD |
| Minimum finished floor level is 15.73m AHD |
| Minimum finished floor level is 16.19m AHD |
| Minimum finished floor level is 17.03m AHD |
| Minimum finished floor level is 17.05m AHD |
| Minimum finished floor level is 17.07m AHD |
| Minimum finished floor level is 17.32m AHD |
| Minimum finished floor level is 17.58m AHD |
| Minimum finished floor level is 19.13m AHD |
| Minimum finished floor level is 19.23m AHD |
| Minimum finished floor level is 19.42m AHD |
| Minimum finished floor level is 19.47m AHD |
| Minimum finished floor level is 2.57m AHD |
| Minimum finished floor level is 2.59m AHD |
| Minimum finished floor level is 2.68m AHD |
| Minimum finished floor level is 2.76m AHD |
| Minimum finished floor level is 2.8m AHD |
| Minimum finished floor level is 2.88m AHD |
| Minimum finished floor level is 2.97m AHD |
| Minimum finished floor level is 3.07m AHD |
| Minimum finished floor level is 3.16m AHD |
| Minimum finished floor level is 3.28m AHD |
| Minimum finished floor level is 3.36m AHD |
| Minimum finished floor level is 3.42m AHD |
| Minimum finished floor level is 3.53m AHD |
| Minimum finished floor level is 3.81m AHD |
| Minimum finished floor level is 4.02m AHD |
| Minimum finished floor level is 4.06m AHD |
| Minimum finished floor level is 4.21m AHD |
| Minimum finished floor level is 4.26m AHD |
| Minimum finished floor level is 4.33m AHD |
| Minimum finished floor level is 4.43m AHD |
| Minimum finished floor level is 4.48m AHD |
| Minimum finished floor level is 4.5m AHD |
| Minimum finished floor level is 4.58m AHD |
| Minimum finished floor level is 4.71m AHD |
| Minimum finished floor level is 4.73m AHD |
| Minimum finished floor level is 4.75m AHD |
| Minimum finished floor level is 4.8m AHD |

| | Finished Ground and Floor Levels |
|---|---|
| | Minimum finished floor level is 4.88m AHD |
| | Minimum finished floor level is 5.04m AHD |
| | Minimum finished floor level is 5.12m AHD |
| | Minimum finished floor level is 5.27m AHD |
| | Minimum finished floor level is 5.59m AHD |
| | Minimum finished floor level is 5.62m AHD |
| | Minimum finished floor level is 5.71m AHD |
| | Minimum finished floor level is 5.98m AHD |
| | Minimum finished floor level is 6.06m AHD |
| | Minimum finished floor level is 6.16m AHD |
| | Minimum finished floor level is 6.26m AHD |
| | Minimum finished floor level is 6.4m AHD |
| | Minimum finished floor level is 6.48m AHD |
| | Minimum finished floor level is 6.68m AHD |
| | Minimum finished floor level is 6.73m AHD |
| | Minimum finished floor level is 7.32m AHD |
| | Minimum finished floor level is 7.33m AHD |
| | Minimum finished floor level is 7.36m AHD |
| | Minimum finished floor level is 7.39m AHD |
| | Minimum finished floor level is 7.41m AHD |
| | Minimum finished floor level is 7.46m AHD |
| | Minimum finished floor level is 8.56m AHD |
| | Minimum finished floor level is 8.59m AHD |
| | Minimum finished floor level is 8.71m AHD |
| | Minimum finished floor level is 8.93m AHD |
| | Minimum finished floor level is 9.02m AHD |
| | Minimum finished floor level is 9.51m AHD |
| | Minimum finished floor level is 9.55m AHD |
| | Minimum finished floor level is 9.68m AHD |
| | Minimum finished floor level is 9.77m AHD |
| | Minimum finished floor level is 9.85m AHD |
| | Minimum finished floor level is 4.64m AHD |
| | In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event. |
| Environmental Protection | |
| PO 3.1<br>Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm. | DTS/DPF 3.1<br>Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Hazards (Flooding - Evidence Required) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Flood Resilience | |
| PO 1.1<br>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings. | DTS/DPF 1.1<br>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:<br>(a) the highest point of top of kerb of the primary street<br>or<br>(b) the highest point of natural ground level at the primary street boundary where there is no kerb |
| Environmental Protection | |
| PO 2.1<br>Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building. | DTS/DPF 2.1<br>Development does not involve the storage of hazardous materials. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Heritage Adjacency Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. | DTS/DPF 1.1<br>None are applicable. |
| Land Division | |
| PO 2.1<br>Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place. | DTS/DPF 2.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development which in the opinion of the relevant authority materially affects the context within which the **State Heritage Place** is situated. | Minister responsible for the administration of the *Heritage Places Act 1993*. | To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places. | Development of a class to which Schedule 9 clause 3 item |

| | | | |
|---|---|---|---|
| | | | 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Historic Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| PO 1.1<br>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is consistent with the prevailing building and wall heights in the historic area. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the historic area. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Materials are either consistent with or complement those within the historic area. | DTS/DPF 2.5<br>None are applicable. |
| Alterations and additions | |
| PO 3.1<br>Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade. | DTS/DPF 3.1<br>Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street. |
| PO 3.2<br>Adaptive reuse and revitalisation of buildings to support retention consistent with the Historic Area Statement. | DTS/DPF 3.2<br>None are applicable. |
| Ancillary development | |
| PO 4.1<br>Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting. | DTS/DPF 4.2<br>None are applicable. |

| | |
|---|---|
| PO 4.3<br>Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below the parapet line, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, style and form of the associated building. | DTS/DPF 4.4<br>None are applicable. |
| Land Division | |
| PO 5.1<br>Land division creates allotments that are:<br>(a) compatible with the surrounding pattern of subdivision in the historic area<br>(b) of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area | DTS/DPF 5.1<br>None are applicable. |
| Context and Streetscape Amenity | |
| PO 6.1<br>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure. | DTS/DPF 6.2<br>None are applicable. |
| Demolition | |
| PO 7.1<br>Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:<br>(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or<br>(b) the structural integrity or safe condition of the original building is beyond reasonable repair. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished. | DTS/DPF 7.3<br>None are applicable. |
| Ruins | |
| PO 8.1<br>Development conserves and complements features and ruins associated with former activities of significance. | DTS/DPF 8.1<br>None are applicable. |

## Historic Area Statements

| Statement# | Statement |
|---|---|
| **Historic Areas affecting City of Adelaide** | |
| | **North Adelaide Hill Street Historic Area Statement (Adel1)**<br>The Historic Area Overlays identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | 1837 to 1901 - Victorian period.<br>1901 to 1920s - Edwardian period.<br>1920s to 1942 - Inter-war period.<br>Low and medium density cottages. Villas and terrace houses. Historically intact residential areas. Long established institutions. |
| Allotments, subdivision and built form | Large allotments together with low and medium density residential. Building set-back and subdivision pattern established |

| Statement# | Statement | |
|---|---|---|
| | patterns | by Heritage Places.<br><br>Hill Street<br><br>Regular setbacks from primary street frontage and regular pattern and siting of Heritage Places.<br><br>Buildings setback from the side and street frontages of the Church of Perpetual Adoration retain the views and vistas of the Church.<br><br>Jeffcott Street<br><br>Buildings on corner site set on or close to the primary street frontage.<br><br>Barton Terrace West<br><br>Buildings reinforce the setback and orientation to the Park Lands established by Heritage Places. |
| Adel1 | Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War Housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Finely detailed mansions; Cottages, villas and terraces; aged care, health care, consulting rooms and educational. Victorian Italianate villas, detached and semi-detached dwellings.<br><br>Institutions are part of the historic fabric of North Adelaide.<br><br>Mills Terrace and Strangways Terrace (west of Hill Street)<br><br>Victorian, Edwardian and Inter-War Housing.<br><br>Detached dwellings, group dwellings and residential flat buildings of one or two storeys incorporating articulation, bay windows, hip or hip - gable roof profiles, verandahs, balconies and porches, set within landscaped grounds.<br><br>Imposing townscape character of Park Lands frontages established by various styles of detached dwellings of identified heritage value.<br><br>Gibbon Lane<br><br>Attached and detached two storey dwellings and single storey detached dwellings of Local Heritage value.<br><br>Roofs are pitched and the design and composition of facades reflect traditional proportions of Heritage Places. Hill Street<br><br>One and two storey Victorian, Edwardian and Inter-war detached and semi-detached Local and State Heritage Places.<br><br>Prominent corner sites containing St Lawrence's Church and Calvary Hospital.<br><br>Buxton Street<br><br>Highly cohesive frontages of single storey detached Victorian and Edwardian Local Heritage Places and one and two storey State Heritage Places.<br><br>Finely detailed Italianate villas.<br><br>Traditional corner shop to north-west corner of Buxton and Jeffcott Streets.<br><br>Molesworth Street<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Similar semi-detached dwellings of similar architectural design to southern side and detached Victorian Italianate houses and other Local Heritage places to the northern side.<br><br>Visual prominence of the Church of Perpetual Adoration makes a valuable contribution to the historic character of the area.<br><br>Barnard Street<br><br>Victorian and Inter-war housing.<br><br>Detached and semi-detached one and two storey Heritage Places of consistent setback.<br><br>Visual prominence of Calvary Hospital Chapel forms an important part of the street character.<br><br>Jeffcott Street<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Diversity of large, traditional, single storey Local Heritage Places of consistent character.<br><br>Childers Street |

| Statement# | Statement | |
|---|---|---|
| | | Victorian, Edwardian and Inter-war housing.<br><br>Large, low density detached single storey Local Heritage places.<br><br><u>Barton Terrace West</u><br><br>Victorian and Edwardian housing.<br><br>Detached, semi-detached and group dwellings, and residential flat buildings.<br><br>Heritage Places with orientation of dwellings to the Park Lands.<br><br><u>Ward Street and Strangways Terrace (east of Hill Street)</u><br><br>Calvary Hospital is visually prominent on corner site.<br><br>Victorian single storey detached residences of consistent architectural style, form and siting to the east of Calvary Hospital. |
| | Building height | Single and two storey residential.<br><br>*Note: Concept Plan.* |
| | Materials | <u>Victorian Houses</u><br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br><u>Edwardian Houses</u><br><br>Face brick walls with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket).<br><br><u>Inter-War Houses</u><br><br>Australian-made Wunderlich roof tiles.<br><br>Timber joinery with some use of metal framed windows.<br><br>Typically low masonry walls, built from materials matching the main building.<br><br>Stone and cast-iron fencing. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Solid pillars and plinths and similar fencing styles.<br><br>Cast iron fencing to Buxton Street. |
| | Setting, landscaping, streetscape and public realm features | Views and vistas of the Church of Perpetual Adoration, Calvary Hospital and Calvary Hospital Chapel. Landscaped grounds. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Childers East Historic Area Statement (Adel2)**

The Historic Area Overlays identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1901 to 1910 - Edwardian period.<br><br>1920's to 1942 - Inter-war period.<br><br>Mansions; historic low and medium density detached and semi-detached residential development such as typical cottages and terrace houses. |

| Statement# | Statement | |
|---|---|---|
| | Allotments, subdivision and built form patterns | Range of subdivision patterns including large allotments together with low and medium density residential development on narrow frontages.<br><br>Childers Street<br><br>Consistently sited row cottages on north side. Varying setbacks on south side.<br><br>Gover Street<br><br>Generous scale and siting of heritage placed on south side (west of Mansfield Street).<br><br>Jeffcott Street<br><br>North of Childers Street, consistent and intensive built form edge to the eastern frontage sited on or close to the primary street frontage. South of Childers Street, buildings sited close to the primary street frontage.<br><br>Barton Terrace West<br><br>Cohesive edge along Barton Terrace West. |
| Adel2 | Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War Housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Elegant and finely detailed mansions; Large Villas set on large allotments.<br><br>Childers Street<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Single storey Local Heritage Places, including consistently sited single-storey row cottages, detached cottages and the occasional terrace house with narrow frontages on the northern side and on the southern side, detached and attached cottages with varying set-backs.<br><br>Continuity of verandahs and parapets and roof profiles.<br><br>Single storey detached or semi-detached cottages on the southern side.<br><br>Gover Street<br><br>Victorian and Edwardian housing.<br><br>Primarily single storey detached dwellings.<br><br>Generous scale and siting patterns of Heritage Places to the southern side of street west of Mansfield Street.<br><br>Jeffcott Street<br><br>Diversity of traditional dwelling types reflecting the different stages of early Victorian residential development.<br><br>Low scale row dwellings (north of Childers Street).<br><br>Larger detached bay window and gable-fronted villas on individual sites |

| Statement# | Statement | |
|---|---|---|
| | | Continuity of roof and verandah profiles north of Childers Street.<br><br>Barton Terrace West<br><br>Highly modified character.<br><br>Victorian and Edwardian housing.<br><br>One or two storey detached or semi-detached dwellings.<br><br>Hack Street<br><br>Intimate character derived from Victorian single storey detached cottages.<br><br>Single width car parking.<br><br>Mansfield Street<br><br>Single storey detached, semi-detached and row cottages. |
| | Building height | Low scale, one and two storey residential.<br><br>Single storey in appearance along the Childers Street, Gover Street, Jeffcott Street, Hack Street and Mansfield Street frontages. |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket).<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles.<br><br>Timber joinery with some use of metal framed windows.<br><br>Typically low masonry walls, built from materials matching the main building. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.<br><br>Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting. |

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Tall trees at the intersection of Barton Terrace West and Jeffcott Street create an imposing 'gateway' to this major entrance to North Adelaide and complement the character of existing street tree planting.<br><br>Street trees and high quality paving and landscaping.<br><br>Existing vehicle access points along Barton Terrace West.<br><br><u>Hack Street</u><br><br>Intimate character of narrow streets. |
| | Representative Buildings | *[Not identified]* |
| Adel3 | **North Adelaide Wellington Square Historic Area Statement (Adel3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1920's to 1942 - Inter-war period.<br><br>Residential development. Important historical public space. |
| | Allotments, subdivision and built form patterns | Cohesive built form edge to the Square. Buildings sited close to side boundaries. Building set-back and subdivision pattern established by Heritage Places. |
| | Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Inter-War Housing consisting of Bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Historic built form comprising large, single storey Local Heritage places and one or two storey State Heritage places. Townscape is contiguous with and complementary to the townscape character of the major streets which lead into the Square.<br><br>Detached and semi-detached Victorian and Inter-war housing.<br><br>Balconies over footpaths are not characteristic to the square. |
| | Building height | Single and two storey. |
| | Materials | <u>Victorian Houses</u><br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br><u>Inter-War Houses</u> |

| Statement# | Statement | |
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| | | Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.<br><br>Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting. |
| | Setting, landscaping, streetscape and public realm features | Landscaping, paving, planting lighting and street furniture contribute to the informal character and unity of Wellington Square. Pedestrian paths and informal recreation areas provide attractive and safe shelter and seating. Predominantly no vehicle access on the Wellington Square frontage. |
| | Representative Buildings | *[Not identified]* |
| Adel4 | **North Adelaide Tynte Historic Area Statement (Adel4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1920's to 1942 - Inter-war period.<br><br>Low and medium density residential development characterised by a range of dwelling types as well as community facilities; Formal and dignified historic character derived from traditional community uses such as the post office, library, hotel, church and kindergarten. |
| | Allotments, subdivision and built form patterns | *[Not stated]* |
| | Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Variety of detached dwelling types. Intimate scale and siting of historic built form. Specific below by street.<br><br><u>Tynte Street</u><br><br>Victorian and Inter-war housing.<br><br>Dignified, quality public buildings.<br><br>Verandahs and balconies established across footpaths where street trees allow.<br><br>Buildings on or sited close to the street frontage.<br><br><u>Mansfield Street</u><br><br>Victorian and Inter-war housing.<br><br>Low scale cohesive historic patterns of development along street frontage.<br><br><u>Wellington Square</u><br><br>Victorian and Inter-war housing.<br><br>Low scale historic built from around perimeter of square. |

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| | | Gover Street<br><br>Historic detached dwellings of a generous scale and siting. |
| | Building height | One and two storeys.<br><br>Intimate scale of Tynte and Archer Streets derived by historic and established built form.<br><br>*Note: Concept Plan.* |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.<br><br>Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting. |
| | Setting, landscaping, streetscape and public realm features | Wide tree-lined streets. Wide footpaths. Quality landscaping, paving and street furniture that reflects its historic context. Views to prominent landmark buildings of Bishops Court and Carclew. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Carclew Historic Area Statement (Adel5)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1901 to 1920s - Edwardian period.<br><br>1920s to 1942 - Inter-war period.<br><br>1950 plus - Post War Period.<br><br>Residential development with intact and generally cohesive townscapes of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses. |
| Allotments, subdivision and built form patterns | Strangways Terrace<br><br>Large allotments.<br><br>Ward Street (east of Jeffcott Street)<br><br>Setback established by Heritage Places.<br><br>Ward Street (west of Jeffcott Street) (south side)<br><br>Intimate development pattern.<br><br>Low density; close grouping of smaller detached cottages of local heritage value located on or near the street to the southern frontage.<br><br>Jeffcott Street<br><br>Dwellings sited close to the street frontage. |
| Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, |

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| Adel5 | | symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War Housing consisting of Bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Post War Housing consisting of Old English and Georgian Revival styles. The Old English Revival style uses elements that reference some Elizabethan/Tudor architectural details, steeply pitched roof form and tall chimneys. The Georgian Revival style displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Post-war International Style are generally cubiform with flat roofs, large areas of glass in smooth masonry walls and cantilevered elements and recessed porch areas were typical of the style.<br><br>Nineteenth and twentieth century detached houses.<br><br>Montefiore Hill, Palmer Place and Brougham Place<br><br>Victorian, Edwardian, Inter-war and Post-war housing.<br><br>Unique historic townscapes derived from the setting of prominent heritage places and large, generously proportioned mansions set in landscaped grounds, with articulation and modelling with intricate detailing and ornamentation and exhibiting variations in architectural style. Ancillary buildings are subordinate to heritage places and setback from the principal road frontages.<br><br>Strangways Terrace<br><br>Imposing large detached Victorian Villas to the western part of the Terrace.<br><br>Cohesive detached houses, consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches within a landscaped setting.<br><br>Detached and semi-detached dwellings.<br><br>Jeffcott Street<br><br>Victorian, Edwardian and Inter-war housing.<br><br>North of Ward Street the residential character is derived from the low scale and close grouping of small cottages and row dwellings sited close to the street frontage.<br><br>South of Ward Street, the townscape character is derived from detached residences, institutional buildings and a large contemporary apartment building.<br><br>Articulated masonry facades, gable frontages, pitched roofs, verandahs and cast iron decoration.<br><br>Ward Street (east of Jeffcott Street)<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Detached and semi-detached dwellings and residential flat buildings.<br><br>Ward Street (west of Jeffcott Street) |

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| | | Single-storey detached residences of consistent architectural style, form and siting.<br><br>Plain or articulated gabled frontages with a high proportion of solid to void in the composition of facades of these existing dwellings.<br><br>Prominence of early limestone walls and outbuildings. |
| | Building height | Low scale.<br><br>*Note: Concept Plan.* |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket).<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows.<br><br>Post War Housing<br><br>Old English Revival style displays brick or white rendered walls.<br><br>Georgian Revival style displays rendered or brick walls.<br><br>International Style displays large areas of glass and smooth masonry walls.<br><br>Traditional materials. Stone and brick. Masonry facades with cast iron decoration.<br><br>Montefiore Hill, Palmer Place and Brougham Place<br><br>Stone and brick with intricate detailing and ornamentation.<br><br>Jeffcott Street<br><br>Masonry Facades and cast iron decoration.<br><br>Ward Street (west of Jeffcott St) limestone walls and outbuildings. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry. |

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| | | Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting.<br><br>Boundary fencing to Jeffcott Street. |
| | Setting, landscaping, streetscape and public realm features | High quality streetscapes and setting.<br><br>Pleasant and attractive pedestrian environment with landscaping in public spaces that complements Palmer Gardens, Brougham Place and the Park Lands below Montefiore Hill.<br><br>Vistas to major landmark buildings and roof forms, particularly in the vicinity of Bishops' Court where a distinctive silhouette is created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys, and on Montefiore Hill by the distinctive roof forms of the prominent Carclew mansion. Dwellings set in landscaped grounds.<br><br>Landscape setting and views to Heritage Places. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Archer West Historic Area Statement (Adel6)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1901 to 1920s - Edwardian period.<br><br>1920's to 1942 - Inter-war period. |
| Allotments, subdivision and built form patterns | Large land parcels.<br><br>Historic grid pattern and smaller building footprints.<br><br>Consistent setbacks fronting Wellington Square. |
| Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War Housing consisting of Bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Buildings with articulation and fenestration, frequent openings in building facades, verandahs, balconies, and other features that contribute to the area's historic development pattern.<br><br><u>Archer Street</u><br><br>Victorian and Inter-war housing.<br><br>Low scale buildings fronting the street.<br><br>Townscape character and contemporary buildings of O'Connell Street transitioning to low scale built form |

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| Adel6 | | surrounding Wellington Square.<br><br>Jeffcott Street<br><br>Low scale buildings fronting the street.<br><br>Lutheran Seminary buildings and a number of detached single and two storey Heritage Places of consistent architectural style, form and siting<br><br>Landscaped setting and visual prominence of the historic buildings of Hebart Hall.<br><br>Ward Street<br><br>Victorian and Edwardian housing.<br><br>Low scale buildings fronting the street. Lutheran Seminary buildings, a number of single storey detached and semi-detached dwellings and former dwellings as well more recent two and three storey buildings.<br><br>Historic character derived from the landscaped setting and visual prominence of the historic buildings of Hebart Hall.<br><br>Walter Street<br><br>Victorian and Edwardian housing.<br><br>Intimate scale and siting of the historic and established built form. |
| | Building height | Low scale.<br><br>Single storey in appearance along the Walter Street frontage. |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber.<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows.<br><br>Post War Housing<br><br>Old English Revival style displays brick or white rendered walls.<br><br>Georgian Revival style displays rendered or brick walls.<br><br>International Style displays large areas of glass and smooth masonry walls.<br><br>Stone, brick, render, galvanized steel and terracotta. |

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| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.<br><br>Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting. |
| | Setting, landscaping, streetscape and public realm features | Landmark attributes of Hebart Hall including landscaping, clock tower spire and cast iron and stone walling along Jeffcott and Ward Street frontages. Views to Heritage Places. Car parking is generally located in the basement, particularly where associated with larger scale buildings. Access points are narrow and consolidated, maintaining a residential scale and pattern.<br><br>Prominent historic buildings of nearby Hebart Hall. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Margaret Street Historic Area Statement (Adel7)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | 1837 to 1901 - Victorian period<br><br>1901 to 1920s - Edwardian period<br><br>1920's to 1942 - Inter-war period<br><br>One of the most historically intact residential areas in South Australia. |
| Allotments, subdivision and built form patterns | Continuous built form edge in an historic landscape.<br><br><u>Gover Street</u><br><br>Regular pattern of Heritage Places addressing the principal road frontage with a consistent building setback from the street.<br><br><u>Tynte Street</u><br><br>Buildings set close to the street frontage west of Margaret Street.<br><br>Buildings with deeper setbacks east of Margaret Street.<br><br>Buildings abut the street frontage on the intersection of Tynte and Margaret Street.<br><br><u>Archer Street</u><br><br>Buildings situated close to the street frontage.<br><br><u>Ward Street</u><br><br>Individual dwellings set close to the street.<br><br><u>Beviss Street</u><br><br>Consistently sited.<br><br><u>Curtis Street</u><br><br>Buildings built close to the street frontage.<br><br><u>Murray Street</u><br><br>Closely sited semi-detached cottages. |
| Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights. |

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| Adel7 | | Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Continuous built form edge in an historic streetscape.<br><br>Verandahs or balconies over footpaths are not characteristic to the area, other than on existing non-residential corner buildings.<br><br>Gover Street<br><br>Victorian and Edwardian housing.<br><br>Detached, semi-detached dwellings and residential flat buildings.<br><br>Consistent building set-back from the street of Heritage places.<br><br>Appearance of detached or semi-detached dwellings or residential flat buildings on southern side.<br><br>Tynte Street<br><br>Victorian, Edwardian and Inter-war housing. Non-residential buildings larger in scale and frontage.<br><br>Mix of dwellings characterised by more generous landscaped grounds and deeper setbacks east of Margaret Street.<br><br>West of Margaret Street, a mixture of dwellings up to two storeys set close to the street frontage.<br><br>Two storey buildings built to the street adjacent the Tynte and Margarate Streets intersection.<br><br>Archer Street<br><br>Victorian terrace housing, Victorian institutional buildings, a former traditional corner hotel and Victorian detached houses situated close to the street frontage.<br><br>One and two storey dwellings.<br><br>Ward Street<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Single-storey detached cottages.<br><br>Individual dwellings set close to the street and a cohesive built form character with sympathetic interpretation of traditional residential forms.<br><br>Ralston Street<br><br>Victorian single-storey semi-detached dwellings.<br><br>Edwardian historic houses of brick construction to the eastern side of the street.<br><br>Varying scale, siting and character to the western side of the street.<br><br>Beviss Street<br><br>Consistent sited, Victorian detached and semi-detached single-storey cottages.<br><br>Curtis Street<br><br>Consistent townscape of Victorian detached and semi-detached nineteenth century houses built close to the street frontage.<br><br>Murray Street<br><br>Victorian style row housing built in the form of closely sited semi-detached pairs.<br><br>Consistent roof forms and verandahs contribute to the cohesive townscape.<br><br>Almost exclusively comprised of Local Heritage Places.<br><br>Margaret Street<br><br>Victorian and Inter-war housing.<br><br>Single storey detached or semi-detached buildings. |
| | Building height | Up to two storeys at street corners and junctions.<br><br>Single storey in appearance along the Margaret Street, Beviss Street and Ralston Street frontages.<br><br>Gover Street<br><br>Single and two storey.<br><br>Ward, Ralston, Beviss Streets |

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| | | Single storey. |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber.<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. |
| | Setting, landscaping, streetscape and public realm features | Pedestrian amenity and shelter provided by street trees and a consistently high standard of paving and other landscaping.<br><br>Vehicle access provided from rear laneways or minor streets. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide LeFevre Historic Area Statement (Adel8)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1901 to 1920s - Edwardian period.<br><br>1920's to 1942 - Inter-war period.<br><br>Prime residential frontage overlooking the Park Lands. |
| Allotments, subdivision and built form patterns | Patterns of development established by historic buildings and heritage places.<br><br>Barton Terrace East<br><br>Regular pattern of detached dwellings fronting existing public roads.<br><br>Setback established by Heritage Places.<br><br>Ward Street<br><br>Buildings oriented to the street.<br><br>Landscape setting breaks up building mass.<br><br>Buildings at Lincoln College comprising a number of separate buildings. |
| Architectural styles, detailing and built form features | Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Inter-War Housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the |

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| Adel8 | | verandah porch treatments.<br><br>Large low density residential buildings designed in a grand manner and set in generous landscaped grounds.<br><br>Lefevre Terrace<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Large detached and semi-detached dwellings or residential flat buildings set in generous landscaped grounds.<br><br>Grand style and setting of nineteenth century terrace houses and Italianate villas, groupings of smaller early twentieth century villas and bungalows.<br><br>Terraces and Italianate villas exhibiting a high degree of facade articulation and modelling, with richly detailed masonry and cast iron ornamentation.<br><br>Twentieth century villas and bungalows.<br><br>Brougham Place<br><br>Victorian and Edwardian housing.<br><br>Prominent historic houses set in landscaped grounds.<br><br>Barton Terrace East<br><br>Victorian, Edwardian and Inter-war housing.<br><br>Detached and semi-detached cottages and villas.<br><br>Ward Street<br><br>Victorian and Edwardian housing.<br><br>Historic single storey cottages and a mix of dwellings of varied architectural form and height. |
| | Building height | Low scale.<br><br>*Note: Concept Plan.*<br><br>Barton Terrace East, Ward Street<br><br>Generally single storey. |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket).<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. Stone and cast-iron boundary walling. |
| | Setting, landscaping, streetscape and public realm features | Generous landscaped ground.<br><br>Attractive pedestrian environment providing convenient access to the Park Lands with pedestrian shelter and amenity provided by street trees and a high standard of paving and other landscaping to the public realm. Landscaping along Lefevre Terrace, Barton Terrace East and Brougham Place. Visual prominence of Lincoln College State Heritage Places with views and vistas of the former houses from Brougham Place and the Park Lands. Park Lands. |
| | Representative Buildings | *[Not identified]* |
| | **North Adelaide Cathedral Historic Area Statement (Adel9)** | |

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The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | 1837 to 1901 - Victorian period.<br><br>1920's to 1942 - Inter-war period.<br><br>Diverse range of nineteenth century predominantly residential architecture with extensive Park Lands frontages. |
| Allotments, subdivision and built form patterns | Cohesive lines of buildings set behind landscaping.<br><br>Brougham Court<br><br>Closely sited dwellings with consistent setbacks.<br><br>Kermode Street<br><br>Traditional subdivision pattern to the east of Bagot Street.<br><br>Existing pattern of development characterised by freestanding buildings within landscaped grounds.<br><br>Pennington Terrace<br><br>Considerable siting, set-back, scale and character variation of State Heritage places.<br><br>King William Road<br><br>Grand, spacious character of the townscape created by St Peter's Cathedral.<br><br>Lakeman Street<br><br>Dwellings sited on the street frontage. |
| Architectural styles, detailing and built form features | Victorian housing that is single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex form verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Inter-War housing consisting of bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half-timber gable ends and variations of the verandah porch treatments.<br><br>Diverse range of nineteenth century architecture including mansions, detached and semi-detached dwellings and cottages.<br><br>Brougham Place, Palmer Place<br><br>Low scale, Victorian and Inter-war detached dwellings.<br><br>Brougham Court<br><br>Closely sited Victorian semi-detached and detached Local Heritage Places, with consistent set-backs.<br><br>Strong built form definition at the junction of Brougham Place and Brougham Court.<br><br>Kermode Street<br><br>Victorian and Inter-war housing.<br><br>Detached residences on individual allotments<br><br>Semi-detached buildings of local heritage value.<br><br>Existing pattern of development characterised by |

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| Adel9 | | freestanding buildings within landscaped grounds.<br><br>Appearance of single storey detached or semi-detached dwellings or residential flat buildings west of Bagot Street.<br><br>Pennington Terrace<br><br>Victorian and Inter-war housing.<br><br>State heritage places (including those forming part of St Marks College).<br><br>Lakeman Street<br><br>Victorian housing.<br><br>Small cottages and other single storey dwellings sited on the street frontage. Two storey development generally set back from the street giving single storey appearance.<br><br>Side boundary walling of larger residences with frontages to Pennington Terrace and Kermode Street.<br><br>Low scale townscape character with two storey building setback.<br><br>King William Road<br><br>Victorian and Inter-war buildings.<br><br>St Peters Cathedral and Anglican Church Offices, Cathedral Hotel. |
| | Building height | Low scale.<br><br>*Note: Concept Plan.* |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket).<br><br>Inter-War Houses<br><br>Australian-made Wunderlich roof tiles, face brick and rendered masonry.<br><br>Timber joinery with some use of metal framed windows. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. |
| | Setting, landscaping, streetscape and public realm features | Distinctive topography. |

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| | | Cohesive lines of buildings set behind attractive landscaping.<br><br>St Peters Cathedral and the grand, spacious character of the townscape. Visual prominence of St Peter's Anglican Cathedral.<br><br>Important view of St Peters Cathedral south from Kermode Street.<br><br>Important view of the north-east elevation of St Peters Cathedral.<br><br>Open landscaped setting and curtilage to Pennington Terrace.<br><br>Park Lands.<br><br>Shelter in the form of balconies and verandahs over footpaths on the south-west corner of King William Road and Kermode Street intersection.<br><br>Visual prominence of North Adelaide Church of Christ Chapel and Queens Head Hotel, and heritage listed places.<br><br><u>Lakeman Street</u><br><br>Intimate character and enclosure of this narrow street.<br><br><u>King William Road</u><br><br>St Peters Cathedral and the grand, spacious character of the townscape.<br><br>Important view of the north-east elevation of the Cathedral.<br><br>Visual prominence of the sandstone dwelling at the junction of Kermode Street and Palmer Place and the bluestone terrace house at the junction of Kermode Street and Lakeman Street.<br><br>Intimate character and enclosure of Lakeman Street.<br><br>Major traffic flows on King William Road and Sir Edwin Smith Avenue and high levels of pedestrian safety and accessibility to adjacent Park Lands and public gardens adjacent the existing public road network. |
| | Representative Buildings | *[Not identified]* |
| Adel10 | **North Adelaide Women's and Children's Historic Area Statement (Adel10)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Traditional institutional buildings including Angus Building and Alan Campbell Building at the Women's and Children's Hospital, the Anglican Church Offices, Former dwellings at Memorial Hospital ('The Avenues' and 'Leahurst') and the Cathedral Hotel.<br><br>North Adelaide retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services. Until 1856, Kermode Street was the 'High Street' of North Adelaide. |
| | Allotments, subdivision and built form patterns | <u>King William Street</u><br><br>Cohesive buildings reinforce the setback pattern established by Heritage Places.<br><br><u>Sir Edwin Smith Drive (South of Kermode) and Pennington Terrace.</u><br><br>Buildings reinforce the setback pattern established by Heritage Places.<br><br><u>Kermode Street</u><br><br>Buildings that reinforce one of the first local main streets of North Adelaide. |
| | Architectural styles, detailing and built form features | Traditional institutional architecture, including State Heritage Places. |
| | Building height | Low scale Heritage Places on King William Street, Sir Edwin Smith Drive (South of Kermode) and Pennington Terrace. |

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| | | Buildings enable the visual prominence of the St Peter's Anglican Cathedral to be seen from the Adelaide Park Lands (Park 11, Park 12, and Park 25). |
| | Materials | Traditional materials reflecting the architectural styles of the Heritage Places.<br><br>Cast iron fence and stone walling along Sir Edwin Smith Avenue and Pennington Terrace |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. |
| | Setting, landscaping, streetscape and public realm features | St Peter's Cathedral, dating from 1869, is a major landmark and visually dominates this area which is characterised by large institutional buildings.<br><br>High degree of pedestrian amenity and shelter provided by street trees and on-site landscaping.<br><br>Visually interesting streetscapes.<br><br>High quality urban realm that supports cultural and community services within the locality. Landscaping and open space breaks up building mass and provides amenity.<br><br>Pedestrian comfort is supported by a high quality public realm and limited vehicle access from King William Road and Sir Edwin Smith Drive and Kermode Street.<br><br>Park Land frontages including to the Cross of Sacrifice, Brougham Gardens and Peace Park. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Stanley Historic Area Statement (Adel11)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | Low density residential with a distinctive and cohesive character derived from large nineteenth and early twentieth century dwellings and other low density detached and semi-detached dwellings in a variety of forms and styles.<br><br>Brougham Place Uniting Church has visual prominence. |
| Allotments, subdivision and built form patterns | Built form edge to Brougham Gardens and the Park Lands along Brougham Place.<br><br>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)<br><br>Close subdivision pattern west of New Street.<br><br>Kingston Terrace<br><br>Consistent setbacks established by Heritage Places. |
| Architectural styles, detailing and built form features | Victorian housing that is single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex form verandah roof and four panelled doors with fanlights and often sidelights.<br><br>Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile.<br><br>Georgian Revival housing displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.<br><br>Large nineteenth and early twentieth century dwellings comprising more substantial Victorian, Edwardian and Georgian Revival villas, and other low density detached and semi-detached dwellings in a variety of forms and styles. |

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| Adel11 | | Buildings on Stanley Street, Kingston Terrace and Brougham Place are defined by the landfall and escarpment. Development takes advantage of the landfall by providing semi-basement floors.<br><br>Kingston Terrace<br><br>Victorian and Inter-war housing.<br><br>Large one and two storey detached residences on individual allotments set close to the street with a Park Lands frontage.<br><br>Towards Lefevre Terrace: Imposing rear elevations of two storey mansions with frontages to Stanley Street.<br><br>Modelled and articulated, constructed of masonry, with a high proportion of solid to void in the composition of facades and often feature verandahs and balconies.<br><br>Stanley Street (northern side)<br><br>Victorian, Edwardian and Inter-war.<br><br>Two large mansions set well back from the northern frontage on elevated ground above Stanley Street and large detached and semi-detached residences.<br><br>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)<br><br>Victorian, Edwardian and Inter-war.<br><br>Two-storey residences on the southern frontage presenting a single-storey appearance to Stanley Street and Brougham Place due to sloping topography.<br><br>Consistent set-back of stone Victorian villas typified by rich detailing and cast-iron ornamentation west of New Street.<br><br>Detached or semi-detached dwellings presenting as single storey to the street frontage.<br><br>Brougham Place (western boundary)<br><br>Imposing and finely detailed Brougham Place Uniting Church with its dominant central tower.<br><br>Low scaled St Ann's College buildings which step down the Brougham Place frontage reflecting the topography of the locality. |
| | Building height | Low scale dwellings and buildings that enable views of the City from Stanley Street and Brougham Place.<br><br>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)<br><br>Single storey to the street frontage. |
| | Materials | Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street)<br><br>Stone with rich detailing and cast iron west of New Street.<br><br>Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material. |

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| | | Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast or wrought iron palisade, or timber.<br><br>Georgian Revival Houses<br><br>The Georgian Revival style displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.<br><br>Masonry fencing (brick and /or dressed stone or rendered) and may include cast or wrought iron palisade and gates. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Stanley Street (southern side) and Brougham Place (where it is a visual continuation of Stanley Street).<br><br>Stone and cast iron ornamental boundary fencing along street frontage west of New Street. |
| | Setting, landscaping, streetscape and public realm features | Views of the City from Stanley Street and Brougham Place.<br><br>Landscape qualities of public and private open space.<br><br>Vistas to the Park Lands, Brougham Place and the eastern end of Stanley Street.<br><br>Street trees, avenue planting and other landscaping and a high standard of paving to the public realm.<br><br>Landmark significance of the Brougham Place Uniting Church.<br><br>The topography is characterised by the North Adelaide scarp, a steep rise from Melbourne Street to Stanley Street, below which the area is relatively flat, towards the River Torrens. The ridge of the scarp along Kingston Terrace/Stanley Street and the frontages to the Park Lands provided for prestigious residential addresses. The higher concentration of small cottages in the lower section below the scarp reflects the early subdivision of these Town Acres into estates providing workers housing following the establishment of local manufacturing industries such as the Lion Brewery. The creation of the road through Brougham Place in the 1860s and the introduction of horse drawn trams along Melbourne Street in 1878 gave this section of North Adelaide closer links with the rest of the City and made the area an attractive location for workers to live.<br><br>Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees. |
| | Representative Buildings | *[Not identified]* |
| | **North Adelaide Kentish Arms Historic Area Statement (Adel12)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Residential area reflecting the townscapes of large nineteenth and early twentieth century. |

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| | | 1837 to 1901 - Victorian period.<br><br>1901 to 1920s - Edwardian period. |
| | Allotments, subdivision and built form patterns | Strong residential built form edge to the Park Lands and Mann Terrace with regular siting and pattern of building addressing principal road frontage.<br><br>Stanley Street (south side), East and West Pallant Streets<br><br>Closely sited single-storey buildings.<br><br>Stanley Street (north side)<br><br>Close siting of buildings. |
| | Architectural styles, detailing and built form features | Victorian Dwellings<br><br>Single or two storey houses built in a variety of sizes and scale.<br><br>Single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections.<br><br>Vertically proportioned window and door surrounds highlighted with moulded render or brick dressings.<br><br>Roofs generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay.<br><br>Concave or convex form verandah roof<br><br>Four panelled doors with fanlights and often sidelights.<br><br>Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian dwellings<br><br>Prominent strapped gables and detailing, tall brick chimneys, and verandahs incorporated under the main pitch of the roof.<br><br>Verandahs with convex (or bullnose) profile.<br><br>Masonry fencing with cast iron palisade, or timber.<br><br>Stanley Street (south side), East and West Pallant Streets - Victorian and Inter-war dwellings.<br><br>Adelaide's earliest residential buildings.<br><br>Stanley Street (north side)<br><br>Victorian and Edwardian dwellings.<br><br>Cohesive, single-storey detached, semi-detached and row housing of the Victorian and Edwardian periods with verandahs along the street frontages and hipped roofs or parapets to front facades.<br><br>Sussex Street<br><br>Victorian and Edwardian dwellings.<br><br>Early German settler cottages and Victorian row dwellings.<br><br>Sections of small scale, closely sited and cohesive development to the eastern and western end.<br><br>Early settler cottages on the northern side and Victorian row houses on the southern side.<br><br>Kingston Terrace<br><br>Victorian dwellings.<br><br>A mixture of single-storey row housing and detached and semi-detached houses of the late Victorian to Edwardian periods from Jerningham Street to Francis Street (west), with more recent detached houses and contemporary three storey town houses. |

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| Adel12 | | A diversity of architectural styles and housing types which present a cohesive townscape.<br><br>Jerningham Street<br><br>Victorian dwellings.<br><br>Single storey nineteenth century detached and semi-detached dwellings.<br><br>MacKinnon Parade<br><br>East of Dunn Street has detached and semi-detached houses of similar scale and design that are of identified heritage value.<br><br>West of Dunn Street has eroded streetscape pattern.<br><br>Mann Terrace<br><br>Victorian dwellings.<br><br>A group of identical villas. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.<br><br>South of Melbourne Street the townscape comprises a group of identical villas, all of local heritage value. The articulated and gabled facades, pitched roof profiles and verandahs create a highly cohesive character.<br><br>North of Melbourne Street there is also a cohesive townscape established by closely developed detached and semi-detached dwellings most of which have local heritage value and a regular building set-back from the street.<br><br>Hart Street<br><br>Victorian dwellings.<br><br>Cohesive and intense built form consisting of detached stone cottages of a consistent scale, built form character and siting with masonry construction, fenestration, pitched roofs and verandahs.<br><br>Bower Street/Provost Street<br><br>Victorian dwellings.<br><br>Small detached cottages and row dwellings set on or close to the street.<br><br>Arthur Street<br><br>Victorian and Edwardian dwellings.<br><br>Low scale character. |
| | Building height | Buildings up to two storeys in Jerningham Street, Stanley Street, MacKinnon Parade, Sussex Street, Hart, Street and East and West Pallant Streets, presenting as single storey to the street. Single storey on Kingston Terrace between Fuller Street and Francis Street (west). |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material. |

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| | | Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber (picket). |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. |
| | Setting, landscaping, streetscape and public realm features | Landscape qualities of public and private open space.<br><br>Pedestrian amenity and shelter provided by street trees, other landscaping and a high standard of paving within the public realm. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees.<br><br>Vehicle access to row dwellings is provided from laneways and minor streets. Car parking is located behind buildings on the frontages to Kingston Terrace, Mann Terrace, MacKinnon Parade, Melbourne Street and Sussex Street. Car parking is located behind or beside buildings on the Stanley Street and Jerningham Street frontages. |
| | Representative Buildings | *[Not identified]* |

**North Adelaide Finniss Historic Area Statement (Adel13)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| Eras, themes and context | Low scale residential character.<br><br>Victorian Houses (1870s to 1890s) on Finniss Street.<br><br>Victorian Houses (1870s to 1890s) and Post War Dickson Platten buildings date from 1968 - 71 (Kathleen Lumley College) on MacKinnon Parade. Victorian (1870s to 1890s) and Edwardian houses (1900 to 1920s) on Brougham Place. |
| Allotments, subdivision and built form patterns | Distinctive built form edge between the Park Lands and Lower North Adelaide.<br><br>Buildings reinforce the setback pattern established by Heritage Places. |
| Architectural styles, detailing and built form features | <u>Victorian Dwellings</u><br><br>Single or two storey houses built in a variety of sizes and scale.<br><br>Single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections.<br><br>Vertically proportioned window and door surrounds highlighted with moulded render or brick dressings.<br><br>Roofs generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay.<br><br>Concave or convex form verandah roof.<br><br>Four panelled doors with fanlights and often sidelights.<br><br><u>Edwardian Houses</u><br><br>Prominent strapped gables and detailing, tall brick chimneys, and verandahs incorporated under the main pitch of the roof.<br><br>Verandahs with convex (or bullnose) profile.<br><br><u>Finniss Street (north side)</u><br><br>Victorian dwellings.<br><br>Consistent siting and scale of the Victorian and Edwardian villas and, towards the eastern part, the terraces and cottages.<br><br><u>Finniss Street (south side)</u><br><br>Detached and semi-detached Victorian dwellings. |

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| Adel13 | | Brougham Place<br>Victorian and Edwardian dwellings.<br>Large detached dwellings set within spacious landscaped open space.<br>McKinnon Parade<br>Victoria dwellings and Post war buildings.<br>Dwellings proving a Park Land edge within landscaped open space. |
| | Building height | Low scale.<br>Finniss Street<br>Single storey, or presenting as single storey on the southern side.<br>MacKinnon Parade<br>One to two storeys to the street and up to 4 storeys on the Kathleen Lumley site. |
| | Materials | Victorian Houses<br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br>Timber framed windows and doors.<br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br>Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br>Edwardian Houses<br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) was used the wall material.<br>Masonry fencing with cast iron palisade, or timber. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. |
| | Setting, landscaping, streetscape and public realm features | Landscape qualities, dwellings adjacent Park Lands and the established avenue planting in Finniss Street and MacKinnon Parade. Avenue planting in Finniss Street and MacKinnon Parade.<br>Park Lands.<br>Prominence of the British Hotel with its fine detailing and cantilevered balcony.<br>Visual prominence of the State Heritage Place of Kathleen Lumley College.<br>Visual prominence to Brougham Place Uniting Church.<br>Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and trees. |
| | Representative Buildings | *[Not identified]* |

**Adelaide Historic Area Statement (Adel14)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Cultural and historic evidence of the creation of the colony and the consolidation of early settlement in Adelaide.<br>1837 to 1901 - Victorian period.<br>1901 to 1920s - Edwardian period.<br>1920's to 1942 - Inter-war period.<br>Broad range of residential stock, from nearby grand villas / mansions on South and East Terraces overlooking the Park Lands (1870-1880) to humble cottages lining the smaller street. |
| Allotments, subdivision and built form patterns | Subdivision of town acres in the south-east into a network of streets and lanes.<br>Ada Street<br>Close development pattern of residences. |

| Statement# | Statement | |
|---|---|---|
| | | Carrington Street (east of Marion Street)<br><br>Consistent setback of Heritage Places.<br><br>Carrington Street (west of Marion Street)<br><br>Close siting.<br><br>Corryton Street (north of Halifax Street)<br><br>-Single-storey semi-detached and detached cottages sited close to the street frontage.<br><br>Castle Street<br><br>Closely sited to the street with narrow frontages.<br><br>Gilles Street<br><br>Close pattern of development.<br><br>East of St John Street is a more open subdivision pattern.<br><br>Gladstone Street<br><br>Sited close to the street frontage.<br><br>Halifax Street (east of Hutt Street)<br><br>-Single-storey detached and semi-detached cottages of a consistent built form character and the occasional terrace house.<br><br>-St John's Church is a prominent landmark.<br><br>Halifax Street (west of Hutt Street)<br><br>-Single-storey attached and detached cottages, a large bay window residence and<br><br>a two-storey Victorian former corner shop.<br><br>Kate Court<br><br>-Dwellings sited close to the street frontage.<br><br>Marion Street - Close grouping of 19th century small semi-detached and detached cottages and row cottages.<br><br>McLaren Street and Regent Street South<br><br>-Closely sited, single-storey cottages and row houses.<br><br>Royal Avenue<br><br>Close pattern of development.<br><br>St. John Street<br><br>-The north east townscape is dominated by the substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory. Western frontage - group of consistently sited dwellings. Eastern frontage - small group of narrow fronted cottages.<br><br>Tomsey Street<br><br>Single-storey semi-detached and detached cottages. |
| | Architectural styles, detailing and built form features | Ada Street<br><br>A variety of dwellings, including row cottages, small semi-detached cottages and detached bay window cottages make up this historic townscape.<br><br>A sense of intimacy and enclosure is derived from the narrowness of the street.<br><br>Consistent pitched roof profiles, verandahs, fenestration and material.<br><br>Carrington Street (east of Marion Street)<br><br>Comprises single-storey detached, semi-detached and row cottages, terrace houses and contemporary attached dwellings.<br><br>Vertically proportioned openings, pitched roofs and verandahs.<br><br>Carrington Street (west of Marion Street)<br><br>Single-storey cottages, row cottages, and terrace houses with historic window proportions, pitched roof profiles, verandah.<br><br>Castle Street<br><br>Small semi-detached and detached cottages and the single terrace with verandahs along the street and pitched roofs.<br><br>Corryton Street (north of Halifax Street) |

| Statement# | Statement | |
|---|---|---|
| Adel14 | | Single-storey semi-detached and detached cottages sited close to the street frontage establishing a rhythm of narrow dwelling facades, fenestration, pitched roof profiles and verandahs.<br><br>Corryton Street (south of Halifax Street)<br><br>Long single-storey row of cottages, with a horizontal emphasis created by the common roof, verandah profiles.<br><br>Gilles Street<br><br>Intimate attached and detached cottages with consistent fenestration, pitched roof profiles and verandah styles.<br><br>Large detached residences set in landscaped ground east of John Street.<br><br>Variety of architectural forms.<br><br>Gladstone Street<br><br>Single-storey row and semi-detached cottages sited close to the street frontage. Intimacy and sense of enclosure from horizontal form of dwellings.<br><br>Halifax Street (east of Hutt Street)<br><br>Detached and semi-detached cottages and the occasional terrace house, sited close to the street frontage with minimal side boundary set-backs and having consistency of window proportions, the high proportion of solid to void, pitched roof profiles and verandahs.<br><br>St John's Church is a prominent landmark.<br><br>Halifax Street (west of Hutt Street)<br><br>Attached and detached cottages, a large bay window residence and a two-storey Victorian former corner shop.<br><br>Kate Court<br><br>Semi-detached cottages, detached gable-fronted cottages and terrace house sited close to the street frontage, with consistent window proportions, roof forms and verandah styles.<br><br>Marion Street<br><br>Close grouping of 19th century small semi-detached and detached cottages and row cottages with low front parapet line and consistent roof and verandah forms.<br><br>McLaren Street and Regent Street South<br><br>Closely sited cottages and row houses with vertically proportioned openings and the consistent form of pitched roofs and verandahs.<br><br>Royal Avenue<br><br>Cottages and villas.<br><br>St. John Street<br><br>Substantial scale and richly detailed character of St John's Church, Meeting Hall and Rectory.<br><br>Consistently sited, gable-fronted villas to western frontage.<br><br>Small group of narrow fronted cottages on the eastern frontage.<br><br>Tomsey Street<br><br>Semi-detached and detached cottages. |
| | Building height | Low scale. |
| | Materials | Victorian Houses<br><br>Bluestone, limestone or sandstone, with brick or rubble side and rear walls.<br><br>Timber framed windows and doors.<br><br>Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.<br><br>Masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.<br><br>Edwardian Houses<br><br>Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.<br><br>Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.<br><br>Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.<br><br>Masonry fencing with cast iron palisade, or timber.<br><br>Inter-War Houses |

| Statement# | Statement | |
|---|---|---|
| | | Australian-made Wunderlich roof tiles.<br><br>Timber joinery with some use of metal framed windows.<br><br>Typically low masonry fencing, built from materials matching the main building. |
| | Fencing | Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites.<br><br>Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry.<br><br>Brick, rendered masonry and timber side fences on secondary street frontages.<br><br>Rear and side fences (behind main face of building) of corrugated metal sheeting.<br><br>Corryton Street (south of Halifax Street)<br><br>Continuous picket fencing. |
| | Setting, landscaping, streetscape and public realm features | A sense of intimacy and enclosure to Ada, Gladstone, McLaren, Streets, and Regent Street South.<br><br>Landmark qualities of St John's Church, Meeting Hall and Rectory.<br><br>Landscaped open space with significant vegetation. Public and private open spaces incorporating landscaping to street frontages. Vehicle access is via minor streets, side and rear lanes. Vehicle access points have been designed and located to maintain historic kerbing and significant trees. |
| | Representative Buildings | *[Not identified]* |
| **Historic Areas Affecting Adelaide Hills Council** | | |
| AdHi1 | **Mylor Historic Area Statement (AdHi1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to late 1890s. Commercial centre. Workingmen's Block movement. |
| | Allotments, subdivision and built form patterns | Uniform rectangular allotments fronting the main street. Large site areas. Large street frontages. Varying front setbacks (residential development has generous setbacks with commercial/retail development located closer to the front boundary to address the main street). Varying side setbacks, with limited boundary development. |
| | Architectural styles, detailing and built form features | 1890s commercial buildings interspersed with a variety of civic and residential buildings. |
| | Building height | Generally small scale, single storey construction with the exception of the larger public buildings such as the Uniting Church and the former Institute building. |
| | Materials | Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked and bullnose verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective incorporating a natural autumnal palate. |
| | Fencing | Front fences of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, to a height of 1200 millimetres. |
| | Setting, landscaping, streetscape and public realm features | Rustic character. The township is enclosed on three sides by highly valued remnant vegetation within the Mylor Parklands. Leslie Creek and Aldgate Creek meander through the township before joining up with the Onkaparinga River to the south. The main entrance to Mylor from the north is marked by bridge crossings over Leslie and Aldgate Creeks, the war memorial and views to an avenue of deciduous trees which define the centre of the township. Views of the historic building within the primary school.<br><br>Other important views along Strathalbyn Road include the heritage buildings containing the general store and rural supplies establishment which defines the southern entry to the township. Wide landscaped verge that incorporates an avenue of trees along Strathalbyn road accentuates the historic built form.<br><br>Vehicular access at the rear of allotments fronting Strathalbyn Road. |
| | Representative Buildings | *[Not identified]* |
| | **Stirling - Ayres Hill Road Historic Area Statement (AdHi2)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |

| Statement# | Statement | |
|---|---|---|
| AdHi2 | Eras, themes and context | Mid to late 1880s residential. |
| | Allotments, subdivision and built form patterns | Large blocks of land. Larger houses on large, well vegetated grounds. Dwellings set well back from the street boundary. Smaller subordinate buildings located closer to the street boundary. |
| | Architectural styles, detailing and built form features | The architectural style of the buildings varies with their date of construction. |
| | Building height | Building height to 9 metres. Original scale of buildings. |
| | Materials | Consistent with the materials associated with the architectural style of the subject building. Random, coursed and dressed stone. Rendered stone. Brick, stone and rendered quoins. String courses. Hipped and gabled roofs. Dormer windows. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. Decorative cast iron features. Brick and stone chimneys. Stone Porticos. Decorative and ornate timber bargeboards. External finishes non-reflective and utilise natural colours. |
| | Fencing | Front fencing of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) often obscured by hedges or other plantings, with varying heights to between 1200-1800 millimetres. |
| | Setting, landscaping, streetscape and public realm features | 'Secluded' nature of houses, in most cases set well back on their blocks, hidden behind the gardens and hedges.<br><br>Streetscape is dominated by tree plantings and fencing behind which can be seen the larger trees and shrubs of the gardens. The lower section of the road (from Laurel Road to the roundabout near St Catherine's) is winding and bordered by hedges and trees. The upper portion of the road is straight and reveals a wider footpath margin than the lower section, adding to the feeling of privacy of the houses.<br><br>Wide footpath verges which are of a rustic nature.<br><br>Row and avenue plantings of exotic trees in the road verges. |
| | Representative Buildings | *[Not identified]* |

**Woodside Historic Area Statement (AdHi3)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

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| | | |
|---|---|---|
| AdHi3 | Eras, themes and context | Late 1880s. |
| | Allotments, subdivision and built form patterns | Original grid subdivision pattern. Uniform rectangular allotments. |
| | Architectural styles, detailing and built form features | The predominant character is single storey detached dwellings with an eclectic mix of European architecture set in large landscaped surrounds, interspersed with buildings including workers cottages and churches, at times built to the front boundary. The architectural style of the buildings varies with their date of construction. |
| | Building height | Primarily single storey detached buildings. |
| | Materials | Consistent with the materials associated with the architectural styles of the subject building and streetscape. Random coursed and rubble stone. Rendered stone. Brick and rendered quoins. Hipped and gabled roofs. Raked verandahs supported with timber posts and masonry pillars. Corrugated iron roofs. External finishes non-reflective and utilise natural colours. |
| | Fencing | Front fencing of pickets, post and wire, and masonry (exposed or rendered brickwork or stonework), with maximum heights ranging from 1000 of 1200 millimetres. |
| | Setting, landscaping, streetscape and public realm features | Relatively narrow streets, typically featuring box-style kerb and gutters, do not often have footpaths. |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting Alexandrina Council**

**Strathalbyn Suburban Neighbourhood Historic Area Statement (Alex1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | Northern (Manse Road, Melville Lane, Taylors Lane, Melville Street, Harriet Street and North Parade)<br><br>1860s-1910s. Symmetrical double-fronted early settler cottages and simple workers accommodation.<br><br>Centred on North Parade, the area was initially subdivided in 1856 and was developed to contain a mixture of functions ranging from an early butcher's shop, to a school, a hospital and a Rechabite Hall and residences. |

| Statement# | Statement | |
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| Alex1 | | The early commercial and institutional functions have declined over time and the area is now mainly residential.<br><br>Western (Sandegrove Road, King Street, Coronation Road)<br><br>1910s. Symmetrical double-fronted cottages and early Bungalow era dwellings.<br><br>The Western area is important in the overall character of Strathalbyn as it reflects the period at the turn of the century which was one of consolidation and prosperity for the town. The specific residential character of the area derives from the consistent character of the circa 1910 residences, which display typical characteristics of domestic architecture at the time.<br><br>Central (East Terrace, Murray Street, North Parade, Grey Street, Chapel<br><br>Street, Rowe Street, Commercial Road, West Terrace, Jeff Street, Wallbank Street, Mill Street)<br><br>1860s - 1950.s. Symmetrical double-fronted cottages and early Bungalow era dwellings.<br><br>The Central area represents the predominantly residential area within the bounds of the original town boundary following, North Parade, East Terrace, South Terrace and West Terrace. The area also includes church landmarks to the east of the town centre on Murray and Chapel Streets. |
| | Allotments, subdivision and built form patterns | Northern<br><br>Large allotments and setbacks. Medium- to large front setbacks. Buildings parallel to street. Buildings typically located asymmetrically on allotments, allowing for access to rear of blocks on one side. This subdivision has a less regular layout, in part due to path of Middle Creek which borders the area on the north and east.<br><br>Western<br><br>Large allotments and setbacks. Consistent medium- to large front setbacks. Buildings parallel to street. Buildings typically located symmetrically on allotments with very wide side setbacks.<br><br>Central<br><br>Large allotments and setbacks. Buildings parallel to street. Buildings typically located asymmetrically on allotments, allowing for access to rear of blocks on one side. |
| | Architectural styles, detailing and built form features | Western and Northern<br><br>Symmetrical stone double fronted cottages with some early bungalow styles. Predominantly hipped roofs of 27-35 degree pitch with detached verandah (concave, convex and bullnosed) set 300mm below main building gutter. High solid to void (window & door opening) ratio.<br><br>Carports and sheds generally to the rear of allotments and not attached to dwellings.<br><br>Central<br><br>Stone double fronted cottages with some early bungalow styles. Predominantly hipped roofs of 27-35 degree pitch with verandahs. High solid to void (window & door opening) ratio.<br><br>Carports and sheds generally to the rear of allotments and not attached to dwellings. |
| | Building height | Single storey with external wall heights generally 3.8-4.1m and ceilings at least 3. |
| | Materials | Sandstone and limestone with red brick quoins predominantly. Corrugated (mostly galvanised) roofing. |
| | Fencing | Northern<br><br>Timber post and rail (local variation diamond style), low masonry, timber post and cyclone mesh, rural post and wire fencing to a height of 1.2m at front and 1.8m on side boundaries.<br><br>Western<br><br>Hedges, brush, pickets, low masonry and cyclone mesh, rural post and wire fencing to a height of 1.2m at front and 1.8m on side boundaries.<br><br>Central<br><br>Timber post and rail (local variation diamond style), hedges, low masonry, timber post and cyclone mesh, rural post and wire fencing to a height of 1.2m at front and 1.8m on side boundaries. |
| | Setting, landscaping, streetscape and public realm features | Limited use of signage, where present it incorporates simple fonts consistent with the era with no internal illumination.<br><br>Northern<br><br>Heavily vegetated, rural character, especially to Taylors Lane and Melville Street.<br><br>Western<br><br>Newly formed footpaths with planted verges and street trees.<br><br>Central<br><br>Rural character, wide streets and footpaths with regular street trees. |
| | Representative Buildings | Identified - refer to SA planning database. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Alex2</td><td>
Strathalbyn Centre - Township Main Street and Community Facilities Historic Area Statement (Alex2)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1860s - 1910s settlement period. Residential, small commercial, institutional and civic buildings.<br><br><u>Dawson (Commercial Road / Dawson Street, Catherine Street, Rankine Street, South Terrace, Donald Terrace, Albyn Terrace)</u><br><br>The River Angas and the associated Soldiers Memorial Gardens is a key element within this area, reflecting the rising civic consciousness of the residents of Strathalbyn as the town prospered through the 1870's-90's. Dawson Street and Albyn Terrace contain many notable early examples of commercial buildings which reflect the enterprise and success of these residents.<br><br><u>High Street (High Street, Grey Street, Swale Street, Sunter Street, Alfred Place)</u><br><br>An historic predominantly commercial area with buildings ranging from early settlement, through a period of expansion in the late 1860's to about 1910.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td><u>Dawson</u><br><br>Large, rectangular allotments with large frontage. No front setback to commercial properties. Typically small front setback to residential properties. Buildings parallel to street. Minimal side setbacks often with no driveways or vehicle access.<br><br><u>High Street</u><br><br>Large, rectangular allotments with large frontage. No front setback to commercial properties. Typically minimal to no front setback to residential properties. Buildings parallel to street. Minimal side setbacks often with no driveways or vehicle access.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>High solid to void (window & door opening) ratio.<br><br>Commercial properties typically parapeted or hipped and gabled with verandahs overhanging footpaths.<br><br>Residential properties simple double fronted early settler residences and homesteads hipped and gabled roofs of 27-35 degrees pitch with separate verandah.<br><br>Carports and garages generally to the rear of allotments and not attached to dwellings.</td></tr>
<tr><td>Building height</td><td>Commercial and residential single storey with external wall heights 3.8-4.1m and ceilings of at least 3m. Two storey grand, civic or historic commercial activities.</td></tr>
<tr><td>Materials</td><td>Sandstone and limestone with red brick quoins predominantly. Corrugated (mostly galvanised) roofing. Institutional and grand civic buildings rendered quoins and features. Distinct absence of contemporary materials.</td></tr>
<tr><td>Fencing</td><td>Timber post and rail (local variation diamond style), timber post and cyclone mesh up to 1.2m in height at front and 1.8m on side boundaries. Pickets to verandahs at street line.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Rural open streetscape character. Some early stone and terracotta kerbing remain. Traditional street tree planting such as Ash trees. Wide streets in original layout connecting to traditional parks/gardens reinforcing rural character and scenic views. Limited use of signage, where present it incorporates simple fonts consistent with the era with no internal illumination.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
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</td></tr>
<tr><td>Alex3</td><td>
Middleton Historic Area Statement (Alex3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1855 - Flour Mill established, Middleton township 1856 - from mid<br><br>19th century era of grain production and local milling for export.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Irregular angled large allotments containing former mill and ancillary dwellings and smaller lots.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Symmetrical structures with a high solid to void (window & door opening) ratio. Gabled and hipped roofs of 27-35 degree pitch.</td></tr>
<tr><td>Building height</td><td>Single storey dwellings.</td></tr>
<tr><td>Materials</td><td>Local stone, brick, corrugated iron, rendered walling or rammed earth walling. Corrugated galvanised roofing.</td></tr>
<tr><td>Fencing</td><td>Fencing reflective of the architectural style of the subject building in terms of building material, including post and wire and</td></tr>
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| Statement# | Statement | |
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| | | open fencing up to 1.2m to the front alignment, side boundary fences up to 1.8m. |
| | Setting, landscaping, streetscape and public realm features | Existing mature vegetation and boundary structures, such as walls and fences form an important landscape element. Open landscape surrounding the mill complex. Limited use of signage, where present it incorporates simple fonts consistent with the era with no internal illumination. |
| | Representative Buildings | *[Not identified]* |
| Alex4 | **Goolwa Historic Area Statement (Alex4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Between the 1850s and 1880s Goolwa developed as one of Australia's most important river ports. Dwindling after the Morgan to Port Adelaide railway opened in 1878.<br><br>Australia's first railway, a single-track horse powered tramway (1854) extended from Goolwa to Victor Harbor in 1864 and later converted to steam and rail, now forms part of a major tourist attraction, the 'Cockle Train' trip.<br><br>Residential development commenced with the settlement of Goolwa. From the late 19th century to the present day, Goolwa's main focus has been as a tourist township, but the industrial historic legacy of earlier times which includes former breweries, sawmill, shipyards, the wharf area, the Goolwa Patent Slip and iron works and flour mill.<br><br>The Goolwa Historic Area is a residential area known as 'Little Scotland' adjoining the State Heritage Area to the north and bounded by the railway line to the south. |
| | Allotments, subdivision and built form patterns | Small narrow allotments, with many dwellings built over two allotments giving appearance of larger frontages. Buildings parallel to street. Minimal side setbacks, often no driveways or vehicle access. |
| | Architectural styles, detailing and built form features | Small humble workers' cottages. Gabled, hipped and parapeted roofs at 30-40 degree pitches. Separate verandah roof across frontage typical. High solid to void (window and door opening) ratio.<br><br>Carports and garages generally to the rear of allotments and not attached to dwellings. |
| | Building height | Single storey with external wall heights 3.8 - 4.1m and ceilings of at least 3m. |
| | Materials | Stone, rendered masonry, weatherboard walls. Corrugated roofing. Distinct absence of contemporary materials. |
| | Fencing | Low picket fences or timber post and rails often at verandah line, up to 1.2m high. |
| | Setting, landscaping, streetscape and public realm features | Intimate village, narrow streets with minimal or no footpaths. Limited use of signage, where present it incorporates simple fonts consistent with the era with no internal illumination. |
| | Representative Buildings | *[Not identified]* |
| | **Port Elliot Township Main Street and Suburban Neighbourhood Historic Area Statement (Alex5)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s-1920s.<br><br><u>The Strand</u><br><br>Residential and Small Commercial.<br><br>Early commercial, civic and institutional buildings underpin the historic street. A compact commercial and shopping core towards North Terrace, with holiday houses and cottages concentrated towards Freeman's Lookout to the south. A pedestrian-friendly environment, preserving the backdrop to streetscapes on Charteris Street, Murray Terrace and Horseshoe Bay.<br><br><u>Horseshoe Bay</u><br><br>Former Port, Leisure.<br><br>The focal point of the township and centre for leisure activities is Horseshoe Bay. It remains largely undeveloped, with landscape and natural elements prioritised.<br><br><u>Murray Terrace</u><br><br>Residential.<br><br>The Murray Terrace section contains both historically significant buildings of the 19th Century and more recent dwellings which give the area a unique character, particularly the bungalow style dwellings located south of the railway line.<br><br><u>North Terrace</u> |

| Statement# | Statement | |
|---|---|---|
| Alex5 | | Commercial and Residential.<br><br>This area provides the entrance to the historic Port Elliot township. |
| | Allotments, subdivision and built form patterns | The Strand<br><br>Large allotment sizes and frontages. Minimal front setbacks to residential buildings, often no front setback to commercial buildings. Buildings parallel to street. Small to medium side setbacks.<br><br>Murray Terrace<br><br>Large allotment sizes and frontages. Minimal front setbacks south of the train line, significantly large front setbacks north of the train line. Buildings parallel to the street. Small to medium side setbacks.<br><br>North Terrace<br><br>Large allotment sizes and frontages. Medium to large front setbacks to residential buildings, typically no setback to commercial buildings. Buildings parallel to the street. Medium to large side setbacks to residential buildings, minimal setbacks to commercial buildings. |
| | Architectural styles, detailing and built form features | The Strand<br><br>Square or rectangular ground plans with hipped and gabled roofs and mostly separate verandahs. Symmetrical facades common. High solid to void (door and window openings) ratio.<br><br>Carports and garages generally to the rear of allotments and not attached to dwellings.<br><br>Horseshoe Bay<br><br>Significant natural landscape with historic shipping remnants (timber jetty, breakwater and quarry). Existing structures are generally unobtrusive.<br><br>Murray Terrace<br><br>Square or rectangular ground plans with hipped and gabled roofs and continuous verandahs in Bungalow styles. High solid to void (door and window openings) ratio.<br><br>Carports and garages generally to the rear of allotments and not attached to dwellings.<br><br>North Terrace<br><br>Square or rectangular ground plans with hipped and gabled roofs. Separate verandahs, extending over footpaths for commercial buildings. High solid to void (window and door opening) ratio.<br><br>Carports and garages generally to the rear of allotments and not attached to dwellings. |
| | Building height | The Strand and North Terrace<br><br>Predominantly single storey residential external wall heights 3.8-4.1m and ceilings of at least 3m. Two-storey historic landmark civic, religious and commercial structures.<br><br>Horseshoe Bay<br><br>Predominantly single storey and sited well below the cliff face.<br><br>Murray Terrace<br><br>Single storey external wall heights 3.8-4.1m and ceilings of at least 3m. |
| | Materials | The Strand<br><br>Walls unpainted limestone and bluestone with redbrick quoins. Some rendered masonry. Corrugated roofs. Distinct absence of contemporary materials.<br><br>Horseshoe Bay<br><br>Natural materials dominate. Stone, rendered masonry, unpainted timber, corrugated roofs.<br><br>Murray Terrace<br><br>Walls unpainted limestone redbrick quoins and side walls.<br><br>Some rendered masonry. Corrugated and terracotta tiled roofs. Distinct absence of contemporary materials.<br><br>North Terrace<br><br>Bluestone, limestone and rendered masonry. Corrugated roofs. Distinct absence of contemporary materials. |
| | Fencing | The Strand<br><br>Low, open fencing including post and wire, post and rail, picket, hedges and vegetation, masonry reflecting the dwelling behind. Front fencing up to 1.2m.<br><br>Horseshoe Bay<br><br>Fencing that enables views.<br><br>Murray Street |

| Statement# | Statement | |
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| | | Low fencing including pickets and masonry (reflecting style of dwelling behind), some hedges. Front fencing up to 1.2m.<br><br>North Terrace<br><br>Low masonry fencing most common. Some brush, timber and hedging. Front fencing up to 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Limited use of signage, where present it incorporates simple fonts consistent with the era with no internal illumination.<br><br>The Strand<br><br>Intimate village character, street trees and verandahs over footpath. Prominent public parks and railway precinct directly connected to street.<br><br>Horseshoe Bay<br><br>Significant natural landscape with historic shipping remnants.<br><br>Murray Street<br><br>Wide footpaths with planted verges including street trees and shrubs.<br><br>North Terrace<br><br>Rural open streetscape character with minimal signage and no illuminated signage. Paved and bituminised footpaths with some street trees. Street lamps and significant pine tree prominent features. |
| | Representative Buildings | *[Not identified]* |
| Alex6 | **Milang Neighbourhood, Township Activity Centre and Conservation Historic Area Statement (Alex6)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s-1920s<br><br>Milang's location on the western shore of Lake Alexandrina has been pivotal in its colonial development as a thriving river port. This economic influence, in addition to typical civic services has left a legacy of industrial, civic and domestic buildings, mostly built of local limestone, and a surviving subdivision<br>pattern from the 1850s.<br><br>Since the 1920s, with the decline of commercial activity, Milang has developed as a tourist, retiree and holiday destination.<br><br>The substantial Institute building and several commercial buildings including the old Butter Factory, former Lake Hotel and current Pier Hotel stand out as larger buildings in an essentially low-rise environment. These buildings should remain the most prominent structures within their localities, with new development subservient and reverential to them.<br><br>Surrounding residential development is characterised by a mixture of simple vernacular cottages built in the mid to late 1800s, of local random stone, and more substantial double fronted cottages, villas and the occasional asymmetrical cottage with Victorian stylistic influences. |
| | Allotments, subdivision and built form patterns | The original township pattern remains clearly evident and should be retained and reinforced by any new divisions.<br><br>The dominant subdivision pattern is rectilinear, with buildings parallel to boundaries. Front setbacks vary considerably, although as a rule older buildings are sited closer to front boundaries, some with zero setbacks.<br><br>There are minimal 'hammerhead' or cul-de-sac arrangements, and this form of division should be discouraged.<br><br>The distinct pattern of reserves and parklands surrounding Luard, Maroo and Lyon Streets should be retained as open landscaped areas surrounding the original central survey on three sides (the fourth side being the lake). |
| | Architectural styles, detailing and built form features | The early character of Milang can still be readily discerned through the historic buildings that remain from the 1850s to the early 1900s and the original subdivision pattern, which left a rich legacy of buildings including prominent public buildings, churches and a large number of private residences of varying scales and degrees of detail, mostly constructed of stone.<br><br>It is envisaged Coxe Street and Daranda Terrace will serve as the primary retail areas of Milang complemented by adjacent streets within the Township Activity Centre providing small scale retail facilities catering more for the holiday maker, such as art galleries and tea rooms. It is expected that development along these streets will be mindful of the backdrop to adjacent streetscapes in terms of building bulk, height, overshadowing and overlooking. The floor areas of new buildings will be in the order of those of adjacent historic buildings, but deferential to landmark sites. Overall, development will continue to accommodate the range of small-scale retail and commercial land uses to serve the day to day needs of the local population while retaining Milang's distinctive historic character. In the commercial/civic core of the township, buildings tend to be sited on or close to street boundaries. Many former shops and workshops have been converted to dwellings over the years although many original features remain and should be conserved.<br><br>It is desirable that sites currently containing development incompatible with the existing character of the policy area be redeveloped with residential development more in keeping with the prevailing historic character. The form of buildings, and the colours and materials used, need to be in keeping with those used on historic buildings existing within the policy area. Existing mature vegetation, walls and fences contribute to character and need to be retained and integrated with any future development. |

| Statement# | Statement | |
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| | | Future residential development within the Historic Area Overlay will complement the existing single storey form, design, siting and appearance of the historic built form. Development closer to street frontages should have a higher degree of consideration to the historic character and development further from street frontages with less contribution to the streetscape character should be screened by substantial vegetation such as large trees, shrubs and hedges.<br><br>Outbuildings tend to be alongside or to the rear of the dwelling.<br><br>Front verandahs are common, both concave and convex and the more substantial dwellings have verandahs front and side.<br><br>Roof forms are a mixture of gable and hipped, typically at a pitch of 20° to 30° with corrugated iron roofs.<br><br>Exclusively single-storey, high solid to void ratio, vertical proportions to doors and windows, and fine grain detail in elements such as plinths, door and window quoins and projecting sills predominate. |
| | Building height | Single-storey residential with typical proportions of Victorian era cottages with wall heights of 3m plus and overall heights of 4m to 5m. |
| | Materials | Materials are typically random stone, stone and brick dressings, with brick chimneys and timber joinery. Typically, these materials would have been sourced locally including underlying limestone. There are three corrugated iron-clad dwellings, one of which is State Heritage listed. |
| | Fencing | Predominantly low, around 1metre high, timber picket, post and wire, open wire, corrugated iron and occasional hedges. Many properties have no front fencing and in others landscaping is used to delineate boundaries. Overall impression is of low, unobtrusive front and side fencing. |
| | Setting, landscaping, streetscape and public realm features | This is a low-scale, essentially residential lakeside township with a focus on the water and historic artefacts associated with 19th century river and lake trade.<br><br>There are significant pockets of tree cover which are prominent in the streetscape, in the surrounding parklands, along Luard Street and the central part of Daranda Terrace. Elsewhere landscaping is casual and scattered.<br><br>The township has an informal feel. Many streets have no stormwater infrastructure and in others, kerb and gutter are “under” rather than “over” engineered, presenting a more natural appearance more like a country lane. Verges are untended for the most part, or casually landscaped, and Marroo Street and Lyon Street are unsealed. |
| | Representative Buildings | [Not identified] |
| Alex7 | **Milang Shacks Conservation Historic Area Statement (Alex7)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1948-1960.<br><br>Milang’s proximity to Adelaide made it a desirable riverside site for shacks. The first shack appeared in Milang in 1947. Shacks are a familiar feature of many coastal and riverine locations and have played a significant role in the holiday ethos of South Australia.<br><br>The shacks provide sleeping accommodation, a place to prepare meals, eat and relax, and a place to store fishing and other equipment for holiday use only, not permanent occupation. Each have their own macerator that pumps effluent to the main CWMS tanks at the Todds Hill / Daranda Terrace area. Rainwater is collected from the roof of each shack. Public facilities on the foreshore also provide toilets and showers. Shacks now have electricity connected and electric lights and appliances replace the ice-chests, and kerosene lamps and stoves once used. |
| | Allotments, subdivision and built form patterns | There are 92 shacks in three distinct rows on the foreshore. Allotments are typically 5-6m wide and 10-12m deep. |
| | Architectural styles, detailing and built form features | Uniform in design, being simple rectilinear forms with simple gabled roofs of 10-20 degrees, with simple detailing. Small, simple verandahs of low pitch. |
| | Building height | Predominantly single storey with minimal two-storey structures. Wall heights typically 2.4m. Overall heights approximately 3m. |
| | Materials | Lightweight materials including fibre cement sheet, weatherboard and corrugated materials with timber and aluminium windows and doors. Colours vary greatly which is part of the charm and character of the locality. |
| | Fencing | No fencing between shacks. Some balustrades and enclosed verandahs. |
| | Setting, landscaping, streetscape and public realm features | Intimate, informal setting with some grassed common areas and scattered trees of modest size. |
| | Representative Buildings | [Not identified] |
| **Historic Areas affecting The Barossa Council** | | |
| | **Angaston Centre Historic Area Statement (Baro1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Early settlement in 1850s and 1860s. 19th and early 20th Century buildings and streetscapes. |

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td rowspan="8">Baro1</td><td>Allotments, subdivision and built form patterns</td><td>Original development and subdivision pattern, especially in the vicinity of Hannay Crescent including the cemetery allotment.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Banks, churches and hotels along Murray Street. Early post-supported verandas along sections of Murray Street.</td></tr>
<tr><td>Building height</td><td>Two storeys.</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Significant visual backdrop formed by the hills, cemetery and stone walling when viewed from the Hannay Crescent area and Murray Street.<br><br>The configuration of Murray Street with a bend at the Sturt Street junction provides interesting vistas east and west along the street.<br><br>A vista is evident along Washington Street towards the Town Hall. Marble walling in front of the former Station Masters Residence, and former animal pound walls on the railway land.<br><br>Along Murray Street, the paddock like nature of the land adjoining the creek bank links with the residential surrounds and, in association with the Murray Street park and rural backdrop, creates an attractive setting.<br><br>Mature landscaping, deciduous street trees, Moreton Bay Fig trees, English Elm and the grouping of deciduous trees adjacent to the Laucke Mill on Murray Street.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td rowspan="8">Baro2</td><td colspan="2">Angaston Residential Historic Area Statement (Baro2)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Late 1800s.<br><br>1920s, second wave of prosperity for Angaston in the 20th Century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Substantial residences in 1879-80.<br><br>Residences of the 1920s.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>Local stone.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Tree lined streets, attractive gardens, varied topography, mature white cedars along Schilling Street, coprosma hedges in front of some houses (retaining early post and wire fence structures), mature ficus at the base of Dean Street, mature gums along the creek, and cypress hedges to many 1920s dwellings.<br><br>Angas Recreation Park forms an important element located within the residential area. The park between Dean Street and Hill Street and Angaston Children's Reserve provides an open area for community use.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td rowspan="8">Baro3</td><td colspan="2">Bethany Historic Area Statement (Baro3)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Established in 1842 - one of the earliest substantial German settlements in the Barossa.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Subdivided according to the hufendorf principle of long strips. Houses built close to the road with long narrow allotments stretching out behind, together with significant timber structures, particularly farm buildings either close to the road or behind the farm houses.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Early houses dating from the 1850s and the 1860s, many of which retain layouts and construction techniques clearly indicating their German origin.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Materials | *[Not stated]* |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | The Herberge Christi Lutheran Church and the cemetery in the eastern end of the settlement form a dominant element.<br><br>Vegetation and landscaping located within the public realm and mature street tree plantings lining the road, together with the mature gardens associated with the early dwellings. The Tanunda Creek, the Bethany Reserve and the creek crossing at Bethany Road are also important to the character of the settlement. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Krondorf Historic Area Statement (Baro4)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| Baro4 | | |
|---|---|---|
| | Eras, themes and context | Established in 1847. First plan of division 1877. |
| | Allotments, subdivision and built form patterns | Division of land undertaken to the hufendorf arrangement. Linear nature. |
| | Architectural styles, detailing and built form features | Early farm complexes and buildings indicative of its early date of settlement. |
| | Building height | *[Not stated]* |
| | Materials | Pioneer building techniques and specifically German traditions in construction. Significant stone and timber structures, particularly farm sheds. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Buildings close to the road alignment. Zum Kripplein Christi Church ("Manger of Christ") forms a dominant building in the middle of the settlement. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Moculta Historic Area Statement (Baro5)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| Baro5 | | |
|---|---|---|
| | Eras, themes and context | Early service town in the northern agricultural plains comprising small scale development. |
| | Allotments, subdivision and built form patterns | Simple linear nature. |
| | Architectural styles, detailing and built form features | Early residential and commercial buildings along Truro Road. |
| | Building height | *[Not stated]* |
| | Materials | *[Not stated]* |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Row of mature Carob street trees lining Truro Road. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Mount Pleasant Centre Historic Area Statement (Baro6)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Baro6</td><td>
<table>
<tr><td>Eras, themes and context</td><td>Service centre for the surrounding pastoral area.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Linear nature of settlement along Melrose Street.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Consistent early dwellings, the former bank building at the pivotal junction of Melrose Street and Saleyards Road, the ruins of the Henry Giles' early flour mill on the corner of Glen Devon Road and Melrose Street.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Substantial buildings including the two hotels. Mature street planting.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Baro7</td><td>
Stockwell Historic Area Statement (Baro7)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>A rural character that highlights the early agricultural development of the district.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Reflects the earliest periods of subdivision and also the later expansion of the town.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Significant public and private buildings located along Duckponds Road. Former steam powered flour mill.</td></tr>
<tr><td>Building height</td><td>Low scale.</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Central concentration of public and residential buildings with the prominence of the St Thomas Lutheran Church.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Baro8</td><td>
Williamstown Historic Area Statement (Baro8)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1860s and 1870s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original street pattern including the junctions of the main roads in and out of town. Grid structure.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Forrester's Lodge, the Institute, the Post Office and the Hotel at the northern end of Queen Street, the small stone commercial structures at the south end of Queen Street, the small, but representative Churches located within the town, including the Uniting Church, the Anglican Church and the Church of Christ, and the notable cluster of early residences in George Street close to the junction of Queen Street.<br><br>Indicative of the early building types and structural materials</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Collections of historic buildings.<br><br>Vistas to important historic buildings from surrounding areas. Notable Moreton Bay Fig tree at the corner of George Street and Little Eva Street creates a focal landmark element that is visible from Queen Street. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Baro9 | Murray Street Tanunda Historic Area Statement (Baro9)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | *[Not stated]* |
| | Allotments, subdivision and built form patterns | *[Not stated]* |
| | Architectural styles, detailing and built form features | Combination of domestic and commercial buildings. Significant and substantial public buildings which give a sense of civic importance. |
| | Building height | Low scale. |
| | Materials | *[Not stated]* |
| | Building height | Low scale. |
| | Setting, landscaping, streetscape and public realm features | Varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front gardens.<br><br>Early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Baro10 | **Goat Square Tanunda Historic Area Statement (Baro10)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Low scale and open character of Goat Square and surrounding land. |
| | Allotments, subdivision and built form patterns | Original subdivision pattern maintained, particularly of the square itself. |
| | Architectural styles, detailing and built form features | Early residences located around the central square. |
| | Building height | *[Not stated]* |
| | Materials | Early residences constructed of early original materials. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Buildings located around the central square, together with the open space and informal nature of the surface materials of the central square, which was originally used as a market area.<br><br>Mature Carob trees and Kurrajong trees planted as groups located within the square. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Basedow Road, Tanunda Historic Area Statement (Baro11)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Nineteenth century development.<br><br>1890 to 1910. |
| | Allotments, subdivision and built form | *[Not stated]* |

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td rowspan="8">Baro11</td><td>patterns</td><td></td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Low-scale, low density residential development, in particular, dwellings and other buildings from 1890 to 1910.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td rowspan="9">Baro12</td><td colspan="2">Tanunda Crayford Historic Area Statement (Baro12)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Nineteenth century development.<br><br>1900 to 1920.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Low-scale, low density residential development, in particular, dwellings and other historic buildings from 1890 to 1910.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Row of houses forms part of the entrance to Tanunda at the junction of Bethany Road and the southern end of Murray Street. These houses form a consistent group opposite the State Heritage Registered St John's Cemetery.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
<tr><td rowspan="9">Baro13</td><td colspan="2">MacDonnell Street, Tanunda Historic Area Statement (Baro13)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Nineteenth century development.<br><br>1890s and 1920s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Western side originally subdivided in 1855 as part of their Murray Street subdivision. The MacDonnell Street area was subdivided later.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Houses from a wide range of domestic architectural periods.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
<tr><td></td><td colspan="2">Tanunda West Historic Area Statement (Baro14)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</td></tr>
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<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Baro14</td><td>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Nineteenth century development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Narrow streets.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>[Not stated]</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Existing landscaping and low-density built form, attractive “gateway” to the town centre. Varied, but minimal building setbacks, forming intimate streetscapes.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>Baro15</td><td>Tanunda North Historic Area Statement (Baro15)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Nineteenth century development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Range of periods of domestic architecture.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Southwest corner incorporates the Tanunda Recreation Park and mature street plantings associated with the Park. This area extends from the eastern side of Murray Street to incorporate the northern end of Murray Street, which includes a large number of houses of similar residential quality.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>Baro16</td><td>Lyndoch Residential Historic Area Statement (Baro16)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Traditional dwelling styles and streetscape character.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>[Not stated]</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Building form and pattern, predominant setbacks. Mature vegetation.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td colspan="2">Historic Areas affecting City of Burnside</td></tr>
<tr><td></td><td>Rose Park Historic Area Statement (Bur1)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Bur1</td><td>
comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880 - 1917 Victorian and Federation.<br><br>1918 - 1940 Post WW1.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Traditional rectangular grid pattern. Generally large site areas. Generally large street frontage widths large. Large front of dwelling set-back. Vehicular access from rear lanes of many dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Late 19th Century and early 20th Century dwellings with forms, scale and detailing reflective of the era<br><br>Villas and cottages in bluestone, freestone and/or brick.<br><br>Many substantial dwellings as well as some more modest, unornamented dwellings .<br><br>Brick quoinwork common.<br><br>Hip and gable roof forms with pitches above 25 degrees.<br><br>Various porch and verandah styles including return verandahs ranging from modest to generous proportions either projecting or as a continuation of the main roof structure.<br><br>Garages and carports are located behind the main façade of dwellings.<br><br>Visible chimneys.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey.<br><br>Upper storey elements are integrated sympathetically into the dwelling design and generally not visible from street.</td></tr>
<tr><td>Materials</td><td>Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork.<br><br>Pitched roofs in galvanised iron sheet or terracotta tiles.<br><br>Some original slate tiles.<br><br>Retention of original materials and finishes and unpainted masonry.</td></tr>
<tr><td>Fencing</td><td>Typical of the era of historic development. Low and/or open fencing forward of the main building façade. Maximum height to 1.2m. Timber picket or dowelling. Masonry and cast iron palisade. Some substantial hedging.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Substantial avenues, trees and gardens. Significant front landscaped gardens. Modest verges containing single line of streets trees. Double row of mature trees planted along Alexandra Avenue and Prescott Terrace as a war memorial.<br><br>Area includes school, churches, mews cottages and other community facilities.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Bur2</td><td>
Eastwood Historic Area Statement (Bur2)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Majority 1870 - 1917 Victorian and Federation.<br><br>Few 1917 - 1940 Post WW1.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Narrow allotments of varying widths.<br><br>Closely spaced small early dwellings and narrow streets.<br><br>Minimal front set-backs. Many with front verandah built to front boundary.<br><br>Minimal side set-backs.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Late 19th Century single fronted cottages, semi-detached and row dwellings.<br><br>Modest double fronted detached cottages and villas. Few Interwar dwellings.<br><br>Forms, scale and detailing reflective of the era.<br><br>Hip and gable roof forms with pitches above 25 degrees.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork.<br><br>Pitched roofs in galvanised iron sheet.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | | Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building façade. Maximum height to 1.2m.<br>Timber picket or dowelling.<br>Simple masonry and cast iron palisade, or simple wrought iron.<br>Corrugated iron or mini orb within timber framing. |
| | Setting, landscaping, streetscape and public realm features | Narrow streets.<br>Boundaries positioned close to street with narrow footpaths.<br>Street trees penetrating footpath adjacent kerb.<br>Pocket park. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Bur3 | **Wootoona Terrace Historic Area Statement (Bur3)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Majority 1918 - 1940 Post WW1.<br>Few 1912 - 1914 Federation. |
| | Allotments, subdivision and built form patterns | Single street intersected by side streets at 90 degree.<br>Large site areas.<br>Large street frontage widths.<br>Generous front set-backs.<br>Consistent side set-backs. |
| | Architectural styles, detailing and built form features | A range of early 20th Century international styles including<br>Bungalows, Tudors and early English residential architecture.<br>Large dwellings of generous proportions.<br>Forms, scale and detailing reflective of the era.<br>Hip and gable roof forms with pitches above 25 degrees.<br>Various porch and verandah styles including return verandahs, usually of generous proportions, either projecting or as a continuation of the main roof structure. |
| | Building height | Mix of single storey and double story. Two storeys associated with grand residences.<br>Upper storey elements are integrated sympathetically into the dwelling design. |
| | Materials | Wall materials consistent with era of original construction including bluestone, freestone, sandstone and brickwork.<br>Roofs in galvanised iron sheet or terracotta tiles.<br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building façade. Maximum height to 1.2m.<br>Often including masonry pillars as entry statements constructed in stone or brick matching dwelling façade.<br>Heavily vegetated. Some substantial hedging. |
| | Setting, landscaping, streetscape and public realm features | Wide verges.<br>Substantial trees on public and private land.<br>Expansive allotments, street frontages and gardens.<br>Significant front landscaped gardens. |
| | Representative Buildings | Identified - refer to SA planning database. |

| Statement# | Statement |
|---|---|
| Bur4 | **Beulah Park Historic Area Statement (Bur4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Majority 1880 - 1917 Victorian and Federation.<br><br>Few 1918 - 1940 Interwar. |
| Allotments, subdivision and built form patterns | Traditional rectangular grid pattern with narrow streets.<br><br>Narrow allotments of varying widths with closely spaced small early dwellings.<br><br>Minimal front set-backs to single fronted cottages.<br><br>Larger setbacks for larger allotments, in context with prevailing historic street pattern. |
| Architectural styles, detailing and built form features | Predominantly late 19th Century villas and cottages and some early 20th Century villas and bungalows.<br><br>Single fronted workers cottages, row housing and semidetached dwellings.<br><br>Modest double fronted villas, cottages and bungalows.<br><br>Forms, scale and detailing reflective of the era.<br><br>Hip and gable roof forms with pitches above 25 degrees. |
| Building height | Single storey. |
| Materials | Wall materials consistent with era of original construction including brickwork and stone.<br><br>Pitched roofs in galvanised iron sheet.<br><br>Some original terracotta or slate tiles.<br><br>Retention of original materials and finishes and unpainted masonry. |
| Fencing | Typical of the era of historic development.<br><br>Low and/or open front fences. Maximum height to 1.2.<br><br>Timber picket or dowelling.<br><br>Simple masonry and cast iron palisade.<br><br>Corrugated iron or mini orb within timber framing. |
| Setting, landscaping, streetscape and public realm features | Narrow streets.<br><br>Boundaries positioned close to street with narrow footpaths.<br><br>Street trees penetrating footpath adjacent kerb. |
| Representative Buildings | Identified - refer to SA planning database. |

**Tusmore Historic Area Statement (Bur5)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Majority 1918 - 1950 Post WW1.<br><br>Few 1900 - 1918 Federation. |
| Allotments, subdivision and built form patterns | Traditional rectangular grid pattern.<br><br>Large site areas.<br><br>Large street frontages Large front set-backs. |
| Architectural styles, detailing and built form features | Interwar styles including Bungalows and Tudors of varying designs. Forms, scale and detailing reflective of the era. Hip and gable roof forms with pitches above 25 degrees. Various porch and verandah styles ranging from modest to generous proportions either projecting or as a continuation of the main roof structure. Garages and carports are located behind the main façade of dwellings. Visible chimneys. |
| Building height | Single storey. |
| Materials | Wall materials consistent with era of original construction including sandstone and brickwork. |

| Statement# | | Statement |
|---|---|---|
| Bur5 | | Pitched roofs in galvanised iron sheet.<br>Few terracotta tiles.<br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building facade.<br>Maximum height to 1.2m.<br>Woven crimped wire.<br>Wire mesh with timber or galvanised tube framing.<br>Masonry with galvanised steel ribbon.<br>Low masonry wall under 900mm in brick matching dwelling.<br>Masonry base with wrought iron steel top rail.<br>Timber paling with timber top rail not exceeding 1m high.<br>Some substantial hedging. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets. Buildings square to and on street alignments. Established vegetated gardens. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Bur6 | **Toorak Gardens North Historic Area Statement (Bur6)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 - 1917 Victorian and Federation.<br>1918 - 1952 Post WW1. |
| | Allotments, subdivision and built form patterns | Traditional rectangular grid pattern.<br>Large site areas.<br>Large street frontage Large front of dwelling set-back. |
| | Architectural styles, detailing and built form features | Predominantly large single storey early 20th Century dwellings.<br>Federation and Interwar styles including Gentleman's Bungalows and Tudors.<br>Various forms, designs and detailing reflective of the era. Ranging from substantial residences to more modest, unornamented dwellings.<br>Hip and gable roof forms with pitches above 25 degrees.<br>Various porch and verandah styles including return verandahs, ranging from modest to generous proportions either projecting or as a continuation of the main roof structure.<br>Garages and carports located behind the main façade of dwellings.<br>Visible chimneys. |
| | Building height | Predominantly single storey.<br>A few dwellings with upper storey elements integrated sympathetically into the dwelling design. |
| | Materials | Wall materials consistent with era of original construction including sandstone and brickwork.<br>Pitched roofs in galvanised iron sheet or original terracotta tiles.<br>Some original slate roof tiles.<br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building façade.<br>Maximum height to 1.2m.<br>Timber picket or dowelling. |

| Statement# | Statement | |
|---|---|---|
| | | Timber paling with timber top rail not exceeding 1m high.<br><br>Masonry and cast iron palisade.<br><br>Masonry with galvanised steel ribbon.<br><br>Low masonry wall under 900mm in brick matching dwelling. Masonry base with wrought iron steel top rail. Some substantial hedging. |
| | Setting, landscaping, streetscape and public realm features | Wide streets with wide verges.<br><br>Substantial trees.<br><br>Expansive allotments, street frontages and gardens.<br><br>Significant front landscaped gardens. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Bur7 | **Toorak Gardens Fergusson Square Historic Area Statement (Bur7)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Majority 1918 - 1952 Post WW1. |
| | Allotments, subdivision and built form patterns | Traditional rectangular grid set out around a central formal garden square.<br><br>Large site areas.<br><br>Large street frontage widths Large front of dwelling set-back. |
| | Architectural styles, detailing and built form features | Interwar styles including Bungalows and Tudors of various forms, designs and detailing reflective of the era. Ranging from substantial residences to more modest, unornamented dwellings. Hip and gable roof forms with pitches above 25 degrees. Various porch and verandah styles including return verandahs, ranging from modest to generous proportions either projecting or as a continuation of the main roof structure.<br><br>Garages and carports located behind the main façade of dwellings. Visible chimneys. |
| | Building height | Single storey. |
| | Materials | Wall materials consistent with era of original construction including sandstone and brickwork.<br><br>Pitched roofs in galvanised iron sheet.<br><br>Few terracotta tiles.<br><br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br><br>Low and/or open fencing forward of the main building facade. Maximum height to 1.2m.<br><br>Woven crimped wire.<br><br>Wire mesh with timber or galvanised tube framing.<br><br>Timber paling with timber top rail not exceeding 1m high.<br><br>Masonry with galvanised steel ribbon.<br><br>Low masonry wall under 900mm in brick matching dwelling.<br><br>Masonry base with wrought iron steel top rail. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets.<br><br>Buildings square to and on street alignments. Central formal public garden square. Established vegetated gardens. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Glenunga Park Historic Area Statement (Bur8)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 - 1913 Victorian and Federation. |

| Statement# | Statement | |
|---|---|---|
| Bur8 | | 1914 - 1935 WW1 and Post war WW1. |
| | Allotments, subdivision and built form patterns | Traditional rectangular grid pattern.<br>Large site areas.<br>Large street frontage widths Large front of dwelling set-back. |
| | Architectural styles, detailing and built form features | Interwar styles including Bungalows and Tudors, of various forms, designs and detailing reflective of the era.<br>Hip and gable roof forms with pitches above 25 degrees.<br>Various porch and verandah styles including return verandahs, ranging from modest to generous proportions either projecting or as a continuation of the main roof structure.<br>Garages and carports located behind the main façade of dwellings.<br>Visible chimneys. |
| | Building height | Single storey. |
| | Materials | Wall materials consistent with era of original construction including sandstone and brickwork.<br>Pitched roofs in galvanised iron sheet.<br>Few terracotta tiles.<br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building façade.<br>Maximum height to 1.2m.<br>Timber picket or dowelling.<br>Woven crimped wire.<br>Masonry and cast iron palisade.<br>Masonry with galvanised steel ribbon.<br>Masonry base with wrought iron steel top rail.<br>Low masonry wall under 900mm in brick matching dwelling.<br>Timber pailing with timber top rail not exceeding 1m high.<br>Some substantial hedging. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets.<br>Buildings square to and on street alignments. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Kensington Gardens - The Terraces Historic Area Statement (Bur9)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1880 - 1917 Victorian and Federation.<br>1918 - 1949 Post WW1. |
| Allotments, subdivision and built form patterns | Traditional rectangular grid pattern set out around a large recreational reserve.<br>Large site areas.<br>Large street frontage widths Large front of dwelling set-back. |
| Architectural styles, detailing and built form features | Interwar styles including Bungalows and Tudors , of various forms, designs and detailing reflective of the era. Ranging from substantial residences to more modest, unornamented dwellings.<br>Hip and gable roof forms with pitches above 25 degrees.<br>Various porch and verandah styles including return verandahs, ranging from modest to generous proportions either projecting or as a continuation of the main roof structure. Garages and carports located behind the main façade of dwellings. Visible chimneys. |
| Building height | Predominantly single storey. |

| Statement# | Statement | |
|---|---|---|
| Bur9 | Materials | Wall materials consistent with era of original construction including sandstone and brickwork.<br>Pitched roofs in galvanised iron sheet.<br>Few terracotta tiles.<br>Retention of original materials and finishes and unpainted masonry. |
| | Fencing | Typical of the era of historic development.<br>Low and/or open fencing forward of the main building façade.<br>Maximum height to 1.2m.<br>Woven crimped wire.<br>Wire mesh with timber or galvanised tube framing.<br>Masonry and cast iron palisade.<br>Masonry with galvanised steel ribbon.<br>Masonry base with wrought iron steel top rail.<br>Low masonry wall under 900mm in brick matching dwelling.<br>Timber pailing with timber top rail not exceeding 1m high. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets.<br>Buildings square to and on street alignments. Large central public recreational reserve. |
| | Representative Buildings | Identified - refer to SA planning database. |
| **Historic Areas affecting City of Charles Sturt** | | |
| ChSt1 | **Bowden / Brompton Historic Area Statement (ChSt1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s to early 1900s.<br>Victorian era with an intimate and small-scale character. |
| | Allotments, subdivision and built form patterns | Small, long narrow allotments. |
| | Architectural styles, detailing and built form features | Single storey, detached and attached, single and double fronted workers' cottages.<br>Some parapet walling to street with visible side return.<br>Shop and dwelling typically on street corners.<br>Early commercial and industrial buildings.<br>Detached and semi-detached bungalow dwellings with wide verandahs, austerity and later townhouses. |
| | Building height | Single storey with ceiling heights at least 3m.<br>Industrial scale walls of up to 5m. |
| | Materials | Red brick and bluestone walls and piers.<br>Render to verandah piers, banding and parapets.<br>Corrugated steel roofing in galvanised or paint finish.<br>OG guttering in galvanised or paint finish.<br>Painted timber to window frames, doors and roof trim.<br>Chimneys; brick or painted render.<br>Typically, small span steeply pitched gable and hipped 'M' roofs facing the street with ridge perpendicular or parallel to the street.<br>Separate verandah to higher front wall or parapet. |
| | Fencing | Low front fencing, typically picket fencing and low masonry walls or combination thereof. |
| | Setting, landscaping, streetscape and public | Small setbacks from the street. Narrow streets with minimal on site car parking. Original shopfronts to street corners. |

| Statement# | Statement | |
|---|---|---|
| | realm features | Industrial buildings constructed to street frontages. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt2 | **Ovingham Historic Area Statement (ChSt2)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s to 1900s.<br><br>1930s to 1940s.<br><br>1970s to 1980s (SA Housing Trust). |
| | Allotments, subdivision and built form patterns | Small narrow lots, often on strongly sloping sites.<br><br>Allotment shape and size variable and angled to suit strongly sloping sites and street pattern including Albert Turnbull Reserve. |
| | Architectural styles, detailing and built form features | Single storey, detached and attached, single and double fronted workers' cottages.<br><br>Bungalows and Austerity houses.<br><br>Some early SA Housing Trust stock.<br><br>Typically gable and hipped roofs facing the street, with separate verandah form.<br><br>Generous roof planes and eaves overhangs to bungalows.<br><br>Low wide bungalow style overhang verandah or gable. |
| | Building height | Single storey with ceiling heights at least 3m. |
| | Materials | Bluestone, sandstone and pressed metal/corrugated walls.<br><br>Chimneys; brick or painted render.<br><br>Red brick walls, chimneys and piers.<br><br>Render to verandah piers, chimneys and banding.<br><br>Corrugated steel roofing in galvanised or paint finish.<br><br>OG guttering in galvanised or paint finish.<br><br>Painted timber to window frames, doors and roof trim. |
| | Fencing | Low front fencing, typically picket fencing and low masonry walls or combination thereof. |
| | Setting, landscaping, streetscape and public realm features | Small to some generous variable setbacks from the street.<br><br>Some dwellings parallel with angled side boundaries. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt3 | **Brompton Park Historic Area Statement (ChSt3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1870s to 1890s.<br><br>Victorian era. |
| | Allotments, subdivision and built form patterns | Very narrow, long allotments. |
| | Architectural styles, detailing and built form features | Single storey, detached and attached, single and double fronted workers' cottages.<br><br>Typically, small span steeply pitched gable and hipped 'M' roofs facing the street with ridge perpendicular or parallel to the street.<br><br>Separate verandah to higher front wall or parapet. |
| | Building height | Single storey with ceiling heights at least 3m. |

| Statement# | Statement | |
|---|---|---|
| | Materials | Bluestone and sandstone front walls, and red brick sidewalls.<br>Render to verandah piers, banding and parapets.<br>Corrugated steel roofing in galvanised or paint finish.<br>OG guttering in galvanised or paint finish.<br>Painted timber to window frames, doors and roof trim.<br>Chimneys; brick or painted render. |
| | Fencing | Low front fencing, typically picket fencing and low masonry walls or combination thereof. |
| | Setting, landscaping, streetscape and public realm features | Small setbacks from the street.<br>Narrow streets with minimal on-site car parking.<br>Original shopfronts and hotels to street corners.<br>Some industrial buildings constructed to street frontages. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt4 | **Blight Street, Ridleyton Historic Area Statement (ChSt4)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1939.<br>Early SA Housing Trust. |
| | Allotments, subdivision and built form patterns | Regular rectangular allotments with generous frontage and depth, central shared boundary and small side boundary setbacks for driveways. |
| | Architectural styles, detailing and built form features | Single storey, 'early modern' style, typically semi-detached (duplex).<br>Symmetrical frontage to duplex.<br>Variable pattern of duplexes in street.<br>Vertical proportions to windows.<br>Hipped and gabled roofs, with porch a continuation of main roof or separate and awnings over front door and windows.<br>Some projecting hipped roofs.<br>Shallow roof pitch of 20 degrees maximum. |
| | Building height | Single storey with ceiling heights around 2.7m - 3m. |
| | Materials | Red brick, protruding courses, painted and rendered sections, generally ay high level to walls.<br>Corrugated steel and tiled roofing.<br>Porches either corrugated steel or curved flat concrete canopies.<br>Timber framed sunshade awnings with corrugated iron sheet roof.<br>Red brick chimneys.<br>Painted timber framed window frames, doors and roof trim. |
| | Fencing | Low open cyclone wire fencing or low tubular steel fencing. |
| | Setting, landscaping, streetscape and public realm features | Medium to large front setbacks.<br>Generous setting to each side of duplex. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Bell Street, Pennington Historic Area Statement (ChSt5)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1938. |

| Statement# | Statement | |
|---|---|---|
| ChSt5 | | Early SA Housing Trust. |
| | Allotments, subdivision and built form patterns | Layout reflects 'Garden Suburb' design concept, generally with shared central boundary and side boundary setbacks for driveways.<br>Strong urban focal points in Sinclair Square and Tulloch Avenue.<br>Regular rectangular allotments with generous frontage and depth central shared boundary and side boundary setbacks for driveways. |
| | Architectural styles, detailing and built form features | Austere, with late modern style, typically semi-detached (duplex).<br>Symmetrical frontage to duplex.<br>Variable pattern of duplexes in street.<br>Vertical proportions to windows.<br>Hipped and gable roof forms with porches continuous to main roof and separate awnings over windows.<br>Some projecting hipped roofs.<br>Shallow roof pitch of 20 degrees maximum. |
| | Building height | Single storey with ceiling heights around 2.7m - 3m. |
| | Materials | Red brick walls with protruding courses, painted and rendered sections, generally at high level to walls.<br>Corrugated steel roofing and terracotta tile roofing (Bell Street).<br>Porches either corrugated steel or curved flat concrete canopies.<br>Timber framed sunshade awnings with corrugated iron sheet roof.<br>Red brick chimneys.<br>Painted timber framed window frames, doors and roof trim. |
| | Fencing | Low open cyclone wire fencing or low tubular steel fencing. |
| | Setting, landscaping, streetscape and public realm features | Medium to large front setbacks.<br>Generous setting to each side of duplex. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt6 | **Croydon / West Croydon (North east of the railway line) Historic Area Statement (ChSt6)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1890s - 1910s.<br>1910s - 1940s (west of Brown Street, north of Herbert Road). |
| | Allotments, subdivision and built form patterns | Very regular, consistent and long, rectangular allotments, with generous widths.<br>Some combined shops and dwelling buildings to Rosetta and Elizabeth Street.<br>Generous allotments facing Railway line. |
| | Architectural styles, detailing and built form features | Detached dwellings on generous allotments.<br>Edwardian to early Federation.<br>Post-Edwardian villas along Day Terrace.<br>Early bungalow styles, including some Queen Anne, Tudor and Art Deco styles in latter period areas.<br>A number of more substantial buildings, particularly fronting the railway line.<br>Combined shop/dwellings and rows of shops (Elizabeth Street, Rosetta Street).<br>Hipped, gable and Dutch-gable (gambrel) roofs, 'M' roofs with ridge parallel to street and separate verandahs.<br>Some verandahs continuous with main roof line.<br>Typical bungalow verandahs as low height gable frontage.<br>Generous roof planes and eaves overhangs to bungalows. |
| | Building height | Single storey with generous ceiling and external wall heights of at least 3m. |

| Statement# | Statement | |
|---|---|---|
| | Materials | Bluestone, sandstone and redbrick, quoins and window surrounds.<br>Red brick and rendered chimneys.<br>Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers.<br>Corrugated steel and terracotta (latter period) roofing.<br>Painted timber window frames, doors and roof trim.<br>Vertical proportioned timber windows with double sliding sashes.<br>Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. |
| | Fencing | Woven wire fences with painted timber posts.<br>Painted timber picket fencing reflecting era of associated dwelling.<br>Low masonry fencing with simple masonry piers, sometimes with simple iron and steel infill panels (from hume iron to tubular steel variations). |
| | Setting, landscaping, streetscape and public realm features | Medium to large front setbacks, typically set in mature gardens<br>Typically tree lined streets particularly Day Terrace with railway line in treed setting.<br>Generous side setbacks. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt7 | **Croydon / West Croydon (South west of the railway line) Historic Area Statement (ChSt7)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1890s - 1910s.<br>1940's bungalow style. |
| | Allotments, subdivision and built form patterns | Very regular and consistent rectangular allotments, with large widths. |
| | Architectural styles, detailing and built form features | Villas and symmetrical cottages, with some later, intrusive infill.<br>Some worker's cottages of earlier periods.<br>Some bungalow style.<br>Hipped and gable roofs, and separate verandahs. |
| | Building height | Single storey with ceiling heights at least 3m. |
| | Materials | Bluestone, sandstone and redbrick.<br>Corrugated steel roofing.<br>Ornate render surrounds to window.<br>Red brick and rendered chimneys.<br>Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers.<br>Corrugated steel and terracotta (latter period) roofing.<br>Painted timber window frames, doors and roof trim.<br>Vertical proportioned timber windows with double sliding sashes.<br>Some ornate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. |
| | Fencing | Low masonry and original cast-iron and hume metal fencing.<br>Woven wire fences with painted timber posts.<br>Painted timber picket fencing reflecting era of associated dwelling. |
| | Setting, landscaping, streetscape and public realm features | Medium front setbacks.<br>Plane Trees to Euston Terrace. |
| | Representative Buildings | Identified - refer to SA planning database. |

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<tr><td>ChSt8</td><td>
Allenby Gardens Historic Area Statement (ChSt8)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1920s - 1930s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Very regular and consistent rectangular allotments, with large widths.<br><br>Some angular allotments due to street pattern and subdivision layout between main roads abounding area.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Late Edwardian, Federation and bungalow styles.<br><br>Smaller number of Queen Anne and Tudor style houses.<br><br>Mainly detached housing.<br><br>Hipped, gable and Dutch gable roofs with decorative gable panelling and timber trim.<br><br>Ridge lines that are mainly perpendicular or parallel to street frontage.<br><br>Federation verandahs continuous with main roof.<br><br>Some projecting gable forms to street.<br><br>Low height bungalow style gables.</td></tr>
<tr><td>Building height</td><td>Single storey with ceiling heights at least 3m.</td></tr>
<tr><td>Materials</td><td>Terracotta tiles and corrugated steel roofing.<br><br>Red brick and sandstone walls; some render.<br><br>Red brick and render chimney.</td></tr>
<tr><td>Fencing</td><td>Typically, low masonry fencing, sometimes with steel inserts.<br><br>Woven wire fences with painted timber posts.<br><br>Painted timber picket fencing reflecting era of associated dwelling.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Cohesive pattern of established detached dwellings with garden settings<br><br>Medium front setbacks. Tree lined streets.<br><br>Coombe Road is the natural focus of the area, and includes a school complex of a similar period to surrounding housing.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
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<tr><td></td><td>
Pre-World War One Pennington West Historic Area Statement (ChSt9)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1900s to 1920s, some 1940s/50s eastern side.<br><br>Edwardian/Federation/early Bungalow.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Uniform allotment size and street layout.<br><br>Typically large frontages with deep allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Edwardian, Federation and early bungalows. Predominantly detached.<br><br>Typical symmetrical frontage with return verandahs on corner allotments.<br><br>Vertical proportion windows to earlier housing with typical wider and lower bungalow proportion windows.<br><br>Steeply pitched Hipped, gable and Dutch gable (gambrel).<br><br>Some ‘M’ Roof with ridge parallel to street.<br><br>Some verandahs continuous with main roof.<br><br>Some detached verandahs with typically bullnose profile.<br><br>Generous simple roof planes to bungalow style with less steep roof.</td></tr>
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| Statement# | Statement | |
|---|---|---|
| ChSt9 | | Low height wide bungalow verandahs. |
| | Building height | Single storey with ceiling heights and external walls to at least 3.5m. |
| | Materials | Red brick, sandstone and render walling.<br>Render or brick chimneys.<br>Some pressed metal wall cladding on the fronts.<br>Some corrugated iron or small fluted iron cladding on the side walls.<br>Terracotta tile and corrugated iron roofing and verandahs.<br>Painted timber window frames, doors and roof trim.<br>Ornate cast iron to verandahs. Turned painted timber verandah posts. |
| | Fencing | Typically, low masonry, timber picket or wire mesh with timber post fencing.<br>Woven wire fences with painted timber posts.<br>Painted timber picket fencing reflecting era of associated dwelling.<br>Low small fluted metal fencing with painted timber trim. |
| | Setting, landscaping, streetscape and public realm features | Medium to large front setbacks.<br>Helen Street with Mt Carmel School as strong focal point. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Pre-World War One West Hindmarsh Historic Area Statement (ChSt10)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| ChSt10 | | |
|---|---|---|
| | Eras, themes and context | 1890s to 1910s.<br>1930 to 1940. |
| | Allotments, subdivision and built form patterns | Uniform allotment size and street layout. Typically large frontages.<br>Some narrow allotments (Albermarle Street). |
| | Architectural styles, detailing and built form features | Symmetrical cottages and villas.<br>Some single front cottages.<br>Edwardian, Federation and early bungalow periods.<br>Predominantly detached.<br>Hipped, gable, 'M' and louvre (gambrel) roofs.<br>Separate verandah of monopitch, concave and bullnose form.<br>Bungalow style verandah with generous width and low pitching height, with masonry piers and low wall.<br>Some original central verandah gable at entrance to symmetrical frontage.<br>Roof pitches vary from bungalow pitch of 20-25 degrees to steeper Edwardian pitch of up to 35 degrees. |
| | Building height | Single storey with ceiling and external wall heights at least 3m - 3.5m. |
| | Materials | Bluestone, sandstone and red brick walls with chimneys typical of era.<br>Rendered quoins and ornate surrounds to openings.<br>Corrugated iron roofs with verandahs.<br>Ornate painted timber to verandahs including fretwork and turned posts<br>Ornate cast iron lacework to verandahs.<br>Vertically proportioned windows with painted timber double-sash windows.<br>Square bungalow proportioned three vertical windows in painted timber. |
| | Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| | Setting, landscaping, streetscape and public | Broad and some narrow tree-lined streets. Medium to large front setbacks. Historic setting of Glanton Street defined by |

| Statement# | Statement | |
|---|---|---|
| | realm features | former church Local Heritage Place as focal point. |
| | Representative Buildings | Identified - refer to SA planning database. |

ChSt11

**Welland Historic Area Statement (ChSt11)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1910s to 1940s. |
| Allotments, subdivision and built form patterns | Very regular and consistent rectangular allotments, typically very wide.<br>Narrow deep allotments to Frederick Street. |
| Architectural styles, detailing and built form features | Late-Edwardian and Federation housing styles.<br>Predominantly detached with some early semi-detached housing, some designed to look like one dwelling (Frederick Street).<br>Early bungalows and 1940s Austerity houses.<br>Some bungalow makeovers to earlier symmetrical dwellings.<br>Hipped, gable and louvre roofs.<br>Separate bull nose verandah typically to earlier dwellings.<br>'M' roof forms with ridge parallel to street frontage.<br>Generous simple bungalow roof planes at shallower pitch to earlier housing with lower height generous width verandah.<br>Some verandahs continuous with main roof. |
| Building height | Single storey with ceiling and external wall heights at least 3m - 3.5m. |
| Materials | Red brick, bluestone and sandstone walls.<br>Terracotta tiles, corrugated iron and decorative timber trim roofs.<br>Painted metal gutters.<br>Wall vents at high level between top of verandah and underside of gutter<br>Red brick or render finish chimneys.<br>Flat Cantilever concrete canopy sunshades with steel suspension.<br>Ornate cast iron to some verandahs.<br>Ornate decorative painted timber to some verandahs.<br>Painted timber to window and door frames and timber roof trim. |
| Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| Setting, landscaping, streetscape and public realm features | Tree-lined streets.<br>Large front setbacks. |
| Representative Buildings | Identified - refer to SA planning database. |

**Woodville South Historic Area Statement (ChSt12)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1910s to 1940s. |
| Allotments, subdivision and built form patterns | Substantial allotments with uniformity of layout and buildings, particularly in the 'Glen' Streets and Angus Street.<br>Predominantly large frontages. |
| Architectural styles, detailing and built form features | Predominantly bungalows with one wide verandah and Tudors with two main gables and central porch.<br>Some Spanish Mission, Dutch Gable and Art Deco houses. |

| Statement# | Statement | |
|---|---|---|
| ChSt12 | | Predominantly detached.<br>Steep pitched gables associated with Tudor housing and Dutch Gables.<br>Some villa/bungalow hybrid gables.<br>Gable porches.<br>Bungalow style verandahs with low height pitching point.<br>Some verandah roofs continuous with main roof (bungalow and Spanish Mission).<br>Some flat roofed verandahs set behind arched parapet verandah (Spanish Mission).<br>Tall chimneys. |
| | Building height | Single storey with ceiling heights at least 3m.<br>Bungalow and Spanish Mission typically of lower wall appearance to the street, with broad frontage. |
| | Materials | Freestone, red brick, stucco and baked or glazed brick.<br>Exposed ornate timber work.<br>Terracotta tiles and some galvanised corrugated iron roofs.<br>Tapered and straight masonry piers and low walls to verandahs of bungalows, some with rendered capping to brickwork or rendered masonry.<br>Painted timber battens (Tudor curved) to painted panel gables of Tudor and Bungalow.<br>Painted timber framed window frames, door frames and roof trim. |
| | Fencing | Fencing generally low brick, stucco or wire and mostly integral with the design of the house.<br>Some painted timber fencing with pickets or woven wire. |
| | Setting, landscaping, streetscape and public realm features | Tree lined streets, well maintained gardens, abundant with mature vegetation.<br>Main-focus the landscaped Woodville Oval complex.<br>Buildings fronting Woodville Oval on Oval Avenue and Cedar Avenue are of a larger scale with wider allotments, particularly on corner allotments with 'Glen' Streets. |
| | Representative Buildings | Identified - refer to SA planning database. |

ChSt13

**Kilkenny Historic Area Statement (ChSt13)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1850s to 1950s.<br>Predominant era is 1920s to 1930s in the north and 1910s to 1920s in the south. |
| Allotments, subdivision and built form patterns | Typically regular and consistent rectangular allotments, typically very wide.<br>Narrow allotments to Wilpena Terrace, Arkaba Road and Mundulla Street. |
| Architectural styles, detailing and built form features | Single front cottages.<br>Edwardian and post-Edwardian cottages in the south.<br>Federation and bungalow houses in the north.<br>Small group of Victorian former shops located at the southern end of Wilpena Terrace reflecting the original main street of Kilkenny.<br>High-quality 1930s houses on large allotments at the northern end<br>Predominantly detached and some attached housing.<br>Semi-Detached dwellings to Wilpena Terrace west of Mundulla Street.<br>Small scale hipped, gable and louvre roofs typically with ridge line perpendicular to the street.<br>Some 'M' roofs with ridge line parallel to the street.<br>Relatively steeper roof pitch.<br>Generous Bungalow roofing with simple roof plane and generous overhangs.<br>Some federation verandahs continuous with main roof. |

| Statement# | Statement | |
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| | | Some separate bullnose verandahs lower than main wall height.<br>Some central gable to verandah with finial. |
| | Building height | Single storey with ceiling heights at least 3m.<br>Some traditional two storey. |
| | Materials | Freestone and red brick side walls.<br>Red brick quoins.<br>Rendered walling, tapered piers to bungalow verandahs and parapets.<br>Corrugated iron and terracotta tile roofs.<br>Brick or render chimneys with some decoration.<br>Painted timber frame windows and doors with painted timber roof trim. |
| | Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| | Setting, landscaping, streetscape and public realm features | Medium to large front setbacks.<br>Shop and attached dwelling a strong characteristic in Wilpena Terrace with corner shops and verandahs over footpaths.<br>Some dwellings and former shops constructed closer to front boundaries, especially if located on a corner allotment. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt14 | **Woodville Park Historic Area Statement (ChSt14)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1900s to 1950s. |
| | Allotments, subdivision and built form patterns | Very regular and consistent rectangular, deep allotments, to both sides of the railway line typically very wide with some narrow allotments to Belmore and Russell Terraces. |
| | Architectural styles, detailing and built form features | Generally detached, later symmetrical cottages, Villas, Federation, Queen Anne, occasional Austerity and bungalow styles with some attached housing to suit narrow allotments.<br>Hipped, gable and louvre roofs with verandahs.<br>Separate verandahs, typically bullnose, across frontages of symmetrical cottages, with many return verandahs not always on corner allotments.<br>Separate verandahs to suit Villa style.<br>Steeper roof pitches to earlier styles and Tudor with shallower pitched bungalow roofing.<br>Wide low height verandah frontages to bungalows with gable and half gable styles with masonry piers and low plinth walls.<br>Simple generous roof planes and eaves overhangs to bungalows with main ridge generally parallel to the street.<br>Steeply pitched Tudor gables and verandah gables facing the street. |
| | Building height | Single storey with ceiling heights at least 3m. |
| | Materials | Red brick and freestone walls.<br>Galvanised corrugated iron and terracotta roofs.<br>Painted timber window frames, doors, roof trim and cover battens to gable panels.<br>Some ornate painted timber fretwork and posts to verandahs.<br>Brick or rendered masonry chimneys. |
| | Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| | Setting, landscaping, streetscape and public realm features | Fences and front gardens are strong elements.<br>Medium to large front setbacks. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Woodville Historic Area Statement (ChSt15)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>ChSt15</td><td>
comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880s to 1940s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Large, deep allotments typically very wide with slightly smaller scale housing south of the railway line.<br><br>The Stanley Street change in direction results in allotments of lesser depth.<br><br>Large corner allotments to Woodville Road.<br><br>Some narrow allotments to Hughes Street North.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Generally large single-storey detached houses, bluestone Victorian villas, large Federation, Queen Anne and elaborate, large bungalow dwellings.<br><br>Significantly larger mansions to Woodville Road.<br><br>Smaller symmetrical cottages with some return verandah and smaller, simple bungalows to Russell Terrace.<br><br>Semi-detached houses designed to look like one dwelling on Hughes Street North.<br><br>Hipped, gable and louvre roofs.<br><br>Relatively more complex hipped, gable and louvre roofs with verandahs.<br><br>Separate verandahs, typically bullnose, across frontages of symmetrical cottages, with many return verandahs not always on corner allotments.<br><br>Separate verandahs to suit Villa style.<br><br>Federation style verandahs continuous with main roof.<br><br>Steeper roof pitches to earlier styles with shallower pitched bungalow roofing.<br><br>Wide low height verandah frontages to bungalows with gable and half gable styles with masonry piers and low plinth walls.<br><br>Simple, multiple generous roof planes and eaves overhangs to bungalows with main ridge generally parallel to the street.</td></tr>
<tr><td>Building height</td><td>Single storey with ceiling heights at least 3m - 3.5m.</td></tr>
<tr><td>Materials</td><td>Bluestone, red brick and freestone walls.<br><br>Galvanised corrugated iron and tiled roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels.<br><br>Some ornate painted timber fretwork and posts to verandahs.<br><br>Brick or rendered masonry chimneys.</td></tr>
<tr><td>Fencing</td><td>Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Wide, tree-lined streets and large established gardens.<br><br>Large front setbacks.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
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<tr><td></td><td>
Cheltenham East Historic Area Statement (ChSt16)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880 -1940.<br><br>Small early cottages, Federation through to Bungalow.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Small and variable allotment sizes, typically wide.<br><br>Some substantial corner allotments remain.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Villas and symmetrical cottages, Federation and bungalow styles.<br><br>Predominantly detached.<br><br>Simple steeply pitched hipped, gable, louvre roof forms and verandas.</td></tr>
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| Statement# | Statement | |
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| ChSt16 | | Some separate and bullnose generally symmetrical with occasional return verandahs not always on corner allotments.<br>Bungalow roof forms with simple generous roof planes and eaves overhangs.<br>Some verandahs continuous with main roof.<br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. |
| | Building height | Single storey with ceiling heights at least 3m - 3.5m. |
| | Materials | Pressed metal, 'stone' front, metal or weatherboard clad, red brick, freestone and sandstone walls.<br>Corrugated iron and terracotta tiled roofs.<br>Red brick and rendered finish to chimneys.<br>Painted timber window frames, doors, roof trim and cover battens to gable panels.<br>Generally, less ornate painted timber fretwork and posts to verandahs.<br>Some cast iron lacework to verandahs. |
| | Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| | Setting, landscaping, streetscape and public realm features | Varied, small to medium front setbacks. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt17 | **Cheltenham West Historic Area Statement (ChSt17)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1910s to 1950s. |
| | Allotments, subdivision and built form patterns | Typically, wide streets, with large allotments typically very wide. |
| | Architectural styles, detailing and built form features | Villas, Post-Edwardian, Federation, Tudor and bungalow and Post War style.<br>West of Stroud Street, occasional Tudor or 1940s dwellings.<br>Housing close to Torrens Road and south of the railway line more 'mixed' in character.<br>Hipped, gable and louvre roof forms and verandas.<br>Simple steeply pitched hipped, gable, louvre roof forms and verandas.<br>Some separate and bullnose generally symmetrical with occasional return verandahs not always on corner allotments.<br>Bungalow roof forms with simple generous roof planes and eaves overhangs.<br>Shallower roof pitches to Post War housing.<br>Some verandahs continuous with main roof.<br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. |
| | Building height | Single storey with ceiling heights at least 3m - 3.5m. |
| | Materials | Pressed metal, 'stone' front, metal or weatherboard clad, red brick, freestone and sandstone walls.<br>Corrugated iron and terracotta tiled roofs.<br>Red brick and rendered finish to chimneys.<br>Painted timber window frames, doors, roof trim and cover battens to gable panels. Generally, less ornate painted timber fretwork and posts to verandahs. Some cast iron lacework to verandahs. |
| | Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| | Setting, landscaping, streetscape and public realm features | Residual shops attached to dwellings and community facilities centred around 'main streets' in Buller Terrace, Stroud Street (north and south) and Railway Terrace. Medium to large front setbacks. |

| Statement# | Statement |
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| | Representative Buildings: Identified - refer to SA planning database. |
| ChSt18 | **Henley Beach Historic Area Statement (ChSt18)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

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|---|---|
| Eras, themes and context | 1880s to 1940s.<br><br>Transitional styles adopting cross era characteristics. |
| Allotments, subdivision and built form patterns | Regular and consistent rectangular allotments, typically very wide with a high proportion of narrow and medium width allotments.<br><br>Angled allotments to North Street west of Military Road. |
| Architectural styles, detailing and built form features | Marlborough Street and Crewe Street, south to Clarence Street/Durham Street generally feature smaller but elaborate villas, early Spanish Mission, Federation and bungalows.<br><br>Larger, grand villas, cottages and bungalows predominantly along Marlborough Street and East Terrace.<br><br>South of Atkin Street, bungalows and Tudors.<br><br>Hipped, gable and louvre roof forms and verandas.<br><br>Bungalow roof forms with simple generous roof planes and eaves overhangs.<br><br>Steeply pitched Tudor roof forms with two main symmetrical gables and central smaller gable porch to street.<br><br>Some verandahs continuous with main roof.<br><br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. |
| Building height | Single storey with ceiling heights at least 3m - 3.5m. |
| Materials | Red brick walls and freestone facades.<br><br>Corrugated and terracotta tile roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow.<br><br>Generally less ornate painted timber fretwork and posts to verandahs.<br><br>Red brick and rendered finish to chimneys. |
| Fencing | Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing. |
| Setting, landscaping, streetscape and public realm features | South of the Bowling Club to Atkin Street, small setbacks.<br><br>South of Atkin Street larger allotments and medium setbacks.<br><br>Tree lined streets with a large presence of Norfolk Island pines along North Street and East Terrace.<br><br>Vehicle access has been designed and located to preserve existing street trees.<br><br>Some rear lane access. |
| Representative Buildings | Identified - refer to SA planning database. |

**Grange Historic Area Statement (ChSt19)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Grange Road<br><br>Late 1800s to 1950s.<br><br>Beach Street<br><br>Late 1800s to 1950s.<br><br>Jetty Street<br><br>Late 1800s in the west, to 1950s in the east.<br><br>Grange Esplanade |

| Statement# | Statement | |
|---|---|---|
| | | 1880s to 1940s. |
| | Allotments, subdivision and built form patterns | Grange Road<br>Allotments typically large and wide.<br>Beach Street<br>Allotments typically large and wide. Some angled allotments west of Military Road.<br>Jetty Street<br>Allotments typically large and wide. Large corner allotments.<br>Grange Esplanade<br>Varied, elevated allotments. |
| | Architectural styles, detailing and built form features | Grange Road<br>Bungalows, Spanish Mission.<br>Symmetrical cottages to Grange Road.<br>Pitched Hipped, gable with verandahs (continuous and separate).<br>Bungalow roof forms with simple generous roof planes and eaves overhangs.<br>Some verandahs continuous with main roof.<br>Some separate bullnose verandahs and return verandah.<br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls.<br>Beach Street<br>Victorian houses, Federation, Bungalows, Spanish Mission, Austerity.<br>Pitched Hipped, gable with verandahs (continuous and separate). Bungalow roof forms with simple generous roof planes and eaves overhangs.<br>Some verandahs continuous with main roof.<br>Some separate bullnose verandahs and return verandah. Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls.<br>Jetty Street<br>Bungalows, cottages, and villas. Some Austerity.<br>Concentration of Tudor homes on Jetty Street (from Charles Sturt Avenue to High Street).<br>Pitched Hipped, gable with verandahs (continuous and separate). Bungalow roof forms with simple generous roof planes and eaves overhangs.<br>Some verandahs continuous with main roof.<br>Some separate bullnose verandahs and return verandah on corner allotments.<br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls.<br>Grange Esplanade<br>The Marines (State Heritage Place).<br>Grange Hotel (Local Heritage Place).<br>Federation dwellings, bungalows.<br>Hipped, gable and louvre roofs.<br>Some verandahs continuous with main roof.<br>Some separate bullnose verandahs and return verandah on corner allotments.<br>Low height street facing bungalow verandahs with tapered masonry piers and low plinth walls. |
| ChSt19 | Building height | Grange Road<br>Single storey with ceiling heights at least 3.5m.<br>Beach Street and Jetty Street<br>Single storey with ceiling heights at least 3m.<br>Grange Esplanade<br>The Esplanade: 3 storeys. |

| Statement# | Statement | |
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| | | Along western frontage to Seaview Road: 2 storeys.<br><br>To the east of Seaview Road: 2 storeys. |
| | Materials | Grange Road<br><br>Red brick, painted render and freestone walls.<br><br>Corrugated sheeting and terracotta tile roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels.<br><br>Generally less ornate painted timber fretwork and posts to verandahs.<br><br>Red brick and rendered finish to chimneys.<br><br>Beach Street<br><br>Red brick and freestone walls.<br><br>Corrugated sheeting roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow.<br><br>Generally less ornate painted timber fretwork and posts to verandahs. Red brick and rendered finish to chimneys Curved enclosed verandah form with flat roof.<br><br>Jetty Street<br><br>Red brick and freestone walls Corrugated metal sheeting and terracotta tile roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels especially Tudor and Bungalow.<br><br>Generally less ornate painted timber fretwork and posts to verandahs. Red brick and rendered finish to chimneys.<br><br>Grange Esplanade<br><br>Stone and red brick walls.<br><br>Corrugated iron and terracotta tiled roofs.<br><br>Painted timber window frames, doors, roof trim and cover battens to gable panels.<br><br>Generally less ornate painted timber fretwork and posts to verandahs.<br><br>Brick (sometimes painted) and rendered finish to chimneys. |
| | Fencing | Grange Road<br><br>Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.<br><br>Beach Street<br><br>Predominantly small masonry retaining walls that border the footpath.<br><br>Jetty Street<br><br>Typically, low masonry sometimes with steel inserts, timber picket or wire mesh with timber post fencing.<br><br>Grange Esplanade<br><br>Variety of fencing styles or remaining unfenced.<br><br>East of Seaview Road, given the retaining walls in this location, low or no fencing. |
| | Setting, landscaping, streetscape and public realm features | Grange Road<br><br>Small, front setbacks relatively consistent.<br><br>Beach Street<br><br>Tree lined streets.<br><br>Large presence of Norfolk Island pines.<br><br>Vehicle access has been designed and located to preserve existing street trees.<br><br>Jetty Street<br><br>Large presence of Norfolk Island pines along Jetty Street.<br><br>Vehicle access has been designed and located to preserve existing street trees.<br><br>Grange Esplanade<br><br>Seaview Road dominated by rendered retaining walls of varying heights between one to two metres.<br><br>Presence of Norfolk Island pines. |

| Statement# | Statement | |
|---|---|---|
| | | Vehicle access has been designed and located to preserve existing street trees. |
| | Representative Buildings | Identified - refer to SA planning database. |

ChSt20

**Hindmarsh Place Historic Area Statement (ChSt20)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1860s - 1930s. |
| Allotments, subdivision and built form patterns | Uniform small allotments interspersed with larger allotments. |
| Architectural styles, detailing and built form features | Single storey attached and detached cottages, row dwellings, former fire station, former Christian Chapel, former municipal hall, former brewery, Victorian churches.<br>Steeply pitched gable and hipped roofs facing the street, with various separate verandah form and saw-tooth design (former brewery).<br>Steeple and bell tower.<br>Some parapet walling. |
| Building height | Typically, single storey with ceiling heights at least 3m.<br>Industrial and former church buildings with substantial ceiling and wall heights. |
| Materials | Rendered masonry, red brick, bluestone, limestone and sandstone walls.<br>Decorative brickwork detailing to windows and doors.<br>Corrugated galvanised steel roofing.<br>Painted decorative timber posts and fascia elements. |
| Fencing | Substantial rendered masonry with brick capping, and cast iron infill fences and gates. |
| Setting, landscaping, streetscape and public realm features | Small setbacks from the street. |
| Representative Buildings | Identified - refer to SA planning database. |

ChSt21

**Hindmarsh District Centre Historic Area Statement (ChSt21)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1840s to 1930s. |
| Allotments, subdivision and built form patterns | Narrow fronted with deep allotments facing Port Road.<br>Wider allotments to Manton and Milner Street. |
| Architectural styles, detailing and built form features | Narrow fronted two-storey built form interspersed with some narrow fronted single storey of intimate scale.<br>Generous verandahs over footpaths, balconies and parapets with some decorative elements including pediments.<br>Some detached single and two storey residential buildings to Orsmond Street.<br>Occasional upper level balconies.<br>Vertically proportioned elements with high solid to void ratio, particularly at upper levels.<br>Substantial church buildings.<br>Decorative parapets to street frontages and returns.<br>Steeply pitched hipped roofs visible behind parapets, with separate, wide verandahs across frontage.<br>Some gable forms including simple cottage form to Milner Street. |
| Building height | Single and two-storey built form with ceiling heights that vary from 3m through to substantial church buildings. |
| Materials | Limestone, bluestone, sandstone, face red brick walls and rendered walls. |

| Statement# | Statement | |
|---|---|---|
| | | Use of brick and rendered quoins.<br>Corrugated galvanised steel roofing.<br>Decorative cast iron posts and balustrades.<br>Painted timber posts and fascia elements. |
| | Fencing | Built form typically to the street with verandahs over public realm.<br>Some rendered masonry fencing with cast iron infill. |
| | Setting, landscaping, streetscape and public realm features | Historic heart of the Hindmarsh Village and the principal area for a range of retail, business, ecclesiastic and office uses. |
| | Representative Buildings | Identified - refer to SA planning database. |
| ChSt22 | **Henley Square Historic Area Statement (ChSt22)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s to 1920s. |
| | Allotments, subdivision and built form patterns | Traditional patterns of development incorporating verandahs, balconies and parapets clustered around Henley Square. |
| | Architectural styles, detailing and built form features | Substantial two-storey buildings with wide balconies and verandahs, some over footpaths.<br>Traditional single storey buildings with verandahs over footpaths.<br>Modern development including large expansive verandahs on the square.<br>Decorative parapets to the street and Henley Square facades.<br>Steeply pitched hipped and gable roof forms, with attached balconies and verandahs across frontage.<br>Skillion and curved (bull nose) verandah roof forms. |
| | Building height | Single and double storey buildings with ceiling heights at least 4.5m per floor giving an imposing character. |
| | Materials | Bluestone, sandstone, red brick walls and rendered walls.<br>Some corrugated iron walling.<br>Use of brick and rendered quoins, brick banding and other traditional decoration.<br>Imposing masonry pediments and gables with brick banding.<br>Corrugated steel roofing.<br>Decorative cast iron and painted timber verandahs and balconies. |
| | Fencing | Some low masonry walling.<br>Typically, open shop fronts with verandahs over public realm. |
| | Setting, landscaping, streetscape and public realm features | Historic heart of Henley Beach and the principal area for a range of retail, business and entertainment uses. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Eighth Street, Bowden Historic Area Statement (ChSt23)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1860s - 1890s. |

| Statement# | Statement | |
|---|---|---|
| ChSt23 | Allotments, subdivision and built form patterns | Intimate scaled narrow fronted and regular rectangular allotment containing three pairs of semi-detached dwellings and one detached dwelling. |
| | Architectural styles, detailing and built form features | Single storey semi-detached dwellings and detached dwelling.<br>Gable facing the street defining each semi-detached dwelling.<br>Steeply pitched gable roofs facing the street.<br>Skillion verandah roof forms or variable pitch. |
| | Building height | Single storey with ceiling heights around 3m.<br>High solid to void ratio and vertically proportioned openings. |
| | Materials | Rendered masonry walls with attached front verandahs.<br>Brick capping to parapets with some decoration.<br>Corrugated steel roofing. |
| | Fencing | Traditional and some non-original low rendered masonry and timber picket fencing with occasional tubular-steel. |
| | Setting, landscaping, streetscape and public realm features | Small front wall setbacks with verandah forward of front wall. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting Clare and Gilbert Valleys**

CGV1

**Auburn Historic Area Statement (CGV1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Town centre as the original village of Auburn. Buildings constructed in the 19$^{th}$ century. |
| Allotments, subdivision and built form patterns | Original land division pattern, street layout and setback patterns. |
| Architectural styles, detailing and built form features | Verandahs. |
| Building height | 1-2 storeys, with 2 storey buildings generally for retail and civic uses. |
| Materials | [Not stated] |
| Fencing | Front fences and gates of timber pickets, pier and plinth masonry, wrought iron, brush or masonry not exceeding 1.2m. |
| Setting, landscaping, streetscape and public realm features | Wide streets and established trees contribute to a village setting. |
| Representative Buildings | Identified – refer to SA planning database. |

**Historic Areas affecting Coorong**

**Raukkan Historic Area Statement (CooD1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | A significant meeting place for the Ngarrindjeri people. Community buildings (including the Raukkan Church, community hall and school) are of particular value. |

| Statement# | Statement | |
|---|---|---|
| COOD1 | Allotments, subdivision and built form patterns | Allotments of 700 to 800m$^2$. |
| | Building height | Single storey. |
| | Materials | Stone and corrugated iron roofing. |
| | Setting, landscaping, streetscape and public realm features | Settlement arranged around the green open space defined by Lealinyeri, Seymour and Taplin streets. Wide streets, large grassed verges and buildings constructed to street frontages. |
| | Representative Buildings | [Not identified] |
| **Historic Areas affecting Copper Coast** | | |
| COCO1 | **Moonta Mines Buffer Historic Area Statement (CoCo1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Rural. |
| | Allotments and subdivision pattern | [Not stated] |
| | Architectural styles, detailing and built form features | [Not stated] |
| | Building height | [Not stated] |
| | Materials | [Not stated] |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | Open rural character that provides a setting for the historic mining features to be read and interpreted. |
| | Representative Buildings | [Not identified] |
| COCO2 | **Residential North Yelta (CoCo2)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Late 19$^{th}$ century and early 20$^{th}$ century. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Within North Yelta, miners' cottages of simple design with skillion-roofed lean-to additions at the rear and verandahs to the front. |
| | Building height | [Not stated] |
| | Materials | Rendered stone. |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | Within North Yelta, buildings are sited in a linear fashion along Kadina Road, framing the entrance to Moonta. |
| | Representative Buildings | [Not identified] |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>COCO3</td><td>
Cornish Village Historic Area Statement (CoCo3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th century and early 20th century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>The following are of particular value: mine manager’s residences south of Newland Terrace; semi-detached dwellings east of Stirling Terrace; rotunda; former Institute Building.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Village setting.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>COCO4</td><td>
Matta Museum Historic Area Statement (CoCo4)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Mining.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>The Matta Mine is of particular value.<br><br>Rural outbuildings.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Open rural character.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Mines Buffer Historic Area Statement (CoCo5)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Rural.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td>COCO5</td><td colspan="2"><table>
<tr><td>Architectural styles, detailing and built form features</td><td>[Not stated]</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Open rural character that provides a setting for the historic mining features to be read and interpreted.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>COCO6</td><td colspan="2">Mines Industry Historic Area Statement (CoCo6)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br><table>
<tr><td>Eras, themes and context</td><td>Mining and industry.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Industrial artefacts of the Wallaroo Mines, including engine houses, power plants, mines, settling pools and powder magazines, are of particular value.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>COCO7</td><td colspan="2">Residential Kadina Historic Area Statement (CoCo7)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br><table>
<tr><td>Eras, themes and context</td><td>Late 19th and early 20th century.<br><br>Colonial character.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Simple miners’ cottages through to substantial villa-style dwellings.</td></tr>
<tr><td>Building height</td><td>[Not stated]</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
</table></td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | [Not identified] |
| COCO8 | **Residential Matta Historic Area Statement (CoCo8)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Late 19th century and early 20th century. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Remnants of miners' dwellings and cottages are of particular value. |
| | Building height | [Not stated] |
| | Materials | [Not stated] |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | [Not stated] |
| | Representative Buildings | [Not identified] |
| COCO9 | **Wallaroo Town Smelter Historic Area Statement (CoCo9)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1861-1926.<br>Industry. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | The Wallaroo Smelter Site, which includes the Hughes Chimney Stack, Wallaroo Seafarers' Centre (former Smelter's offices), ruins of various structures and slag heaps, are of particular value. |
| | Building height | [Not stated] |
| | Materials | Brick, stone and concrete. |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | Open character dominated by the Hughes Chimney Stack. |
| | Representative Buildings | [Not identified] |
| | **Wallaroo Town Centre Historic Area Statement (CoCo10)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | A civic, commercial and retail mix with a strong relationship to mining, industry and railway. |

| Statement# | Statement | |
|---|---|---|
| COCO10 | Allotments and sub-division patterns | Traditional grid with wide streets. |
| | Architectural styles, detailing and built form features | Miners' cottages. Simple casement windows. Low scale simple gable and hipped roofs. Roof pitches between 25 and 40 degrees. Verandahs overhanging footpath on Owen Terrace. Traditional railway architecture. The former Wallaroo Train station is of particular value. |
| | Building height | Single storey residential and retail buildings.<br>Two storey civic buildings (Wallaroo Town Hall). |
| | Materials | Local stone, limestone, masonry and corrugated iron. |
| | Fencing | Low, open fencing. |
| | Setting, landscaping, streetscape and public realm features | Consistent front setbacks and a strong building line with little interruption.<br>Landscaping forward of buildings. |
| | Representative Buildings | [Not identified] |
| COCO11 | **Moonta Town Centre Historic Area Statement (CoCo11)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 19th century historic main street with a mix of civic, commercial and retail activities. |
| | Allotments, subdivision and built form patterns | Traditional grid. |
| | Architectural styles, detailing and built form features | Two-storey stone buildings exhibiting refined detailing, ornate roof elements and a high-level of craftsmanship are of particular value. Extensive glazing and double-hung doors and windows in street facing frontages of non-residential buildings. Windows emphasised by framing. Symmetrical fronted and vertically proportioned dwellings. Hipped roof forms with pitches between 30-45 degrees. Sloping verandahs overhang footpaths to the street and are connected to shops. |
| | Building height | Predominantly single storey where residential or retail.<br>Two storeys associated with grand, civic or commercial activities (town hall, hotels). |
| | Materials | Local stone, masonry, corrugated iron roofing, stone and timber-framed windows and doors, timber verandah posts and brick chimneys. |
| | Fencing | Timber and stone fences not exceeding 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Wide streets, a prominent central public square framed by significant public buildings and limited landscaping. Buildings square to and on street alignments. Minimal breaks between buildings except where access to the rear of a site is provided. Dwellings are consistently set back further from the street. |
| | Representative Buildings | [Not identified] |
| **Historic Areas affecting The Flinders Ranges Council** | | |
| | **Quorn Historic Area Statement (FlRa1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Turn of the 19th century.<br>Civic, commercial and retail.<br>Railway. |
| | Allotments, subdivision and built form patterns | Traditional grid. |

| Statement# | Statement | |
|---|---|---|
| FLRA1 | | |
| | Architectural styles, detailing and built form features | Villas and double fronted cottages. Railway buildings and railway architecture. Verandahs provided over footpaths. Heritage-style signage. |
| | Building height | Single storey. Two storeys associated with grand, civic or commercial activities. |
| | Materials | Local stone, masonry and corrugated iron. |
| | Fencing | Open fencing no more than 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Buildings square to and on the street alignment. Buildings not on street alignment surrounded by gardens/landscaping. Minimal breaks between buildings other than where there has been an existing access to the rear of the site. Wide streets and verges, grassed median strips and tree lined streets. |
| | Representative Buildings | [Not identified] |

**Historic Areas affecting Town of Gawler**

Ga1

**Gawler East Historic Area Statement (Ga1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1850-1940; residential and local scale retail. |
| Allotments, subdivision and built form patterns | The Area is divided into two sections by Lyndoch Road. Large allotments with large dwellings and gardens exist along High Street and Duffield Street. Smaller allotments exist along Lyndoch Road. Traditional grid north of Lyndoch Road. Allotments typically are of consistent width and depth, rectangular in shape orthogonal to the street layout apart from some dwellings facing Lyndoch Road on the north side, which have an angled front boundary. The pattern of streets stem from orthogonal junctions with Lyndoch Road and rising ground. |
| Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century Villas/Mansions. Nineteenth century double fronted symmetrical cottages; parapet end gables a feature. Bungalows with some Inter War. Roof pitches in the order of 27 degrees and 35 degrees. Stone walls and stone outbuildings.<br><br>Steeply pitched hipped and simple gable roofs of small and large scale. Large roofs typically gambrel in form with additional central gables and villa style projecting gable. Smaller early roof forms with ridge parallel to the street. Separate, generous verandahs to the street of bullnose, straight and concave form. Some return verandahs and some central entrance gable. Some verandahs continuous with main roof. Shallower pitched bungalow roof forms with simple generous roof planes and overhangs. Wide bungalow style verandahs with masonry supports and low plinth walls. |
| Materials | Sandstone/Limestone with red brick quoins. Ornate render. Corrugated profile roofing. Vertically proportioned painted timber window frames and doors. Painted timber cover battens. Decorative brick, stone or rendered chimneys. Cast iron decoration and painted timber detailing to verandahs. |
| Building height | Single storey forms generally influenced by site topography.<br><br>Buildings on low side of streets appear as single storey with double level to rear, particularly in north west of area.<br><br>Buildings on high side of street appear as double storey or elevated single storey with verandahs occurring on high plinth and central access steps. |
| Fencing | Low open style fencing which includes masonry pier and plinth fence with decorative open infill. Low masonry walls up to 1.2 metres. Timber picket fences. Hedges. Stone walls on front boundaries are important features. |
| Setting, landscaping, streetscape and public realm features | Important entrance to Gawler from east with significant north to south connecting streets such as Duffield and East. Unique angled street layout north of Lyndoch Road with Edith and Blanch Street connected by Short Street. North western edge defined by Railway Line. A portion of the west side faces Pioneer Park; some small scale mixed use to Union Street. North to south streets generally run with contours of land with high and low side. Generous front and side setbacks. Landscaped setting derived from generous gardens with substantial trees and wide tree-lined streets. Surfaces consistent with the footpaths and streets. Views to and from the area. |
| Representative Buildings | Identified - refer to SA planning database. |

**Gawler South Historic Area Statement (Ga2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1860 to 1950 including bungalows and Austerity. |
| Allotments, subdivision and built form patterns | Generous allotments typically on flat land with some variations in topography towards Dead Man's Pass and river. Grid pattern intersected by Twelfth Street that shifts direction at Adelaide Road. Oblique street intersections and prominent irregular corner allotments as follows: Unique and variable Street pattern defined by Railway line, Adelaide Road, Racecourse, Gawler River and Town Centre. Eighteenth to twenty second street run east to west. First, Second and Fourth Streets run parallel with the northern Adelaide Road and join with Adelaide Road at an angle. Fifth, Seventh, Third and |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td rowspan="8">Ga2</td><td></td><td>Sixth Streets connect to each side of Adelaide Road. Thirteenth, Fourteenth and Fifteenth Street and Eighth Streets angled to River. Smaller allotments to Ninth and Tenth Streets. Gawler Terrace defined by Dead Man's Pass.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Detached double-fronted villas. Semi-detached and row cottages. Some Federation and Bungalow style dwellings. Some Inter War and Austerity. Verandahs and parapets. Substantial stone or masonry villas surrounded by generous gardens and landscaping.<br><br>Traditional railway structures associated with the Gawler Railway Station including workshops, stores and industrial buildings and small.<br><br>Roof pitches in the order of 27 degrees and 35 degrees. 'M' Roof form and gambrel roof found in 13th and 14th street vicinity. Gambrel roof forms to villas. Simple, small span cottage style roofs generally evident. Parapets to cottages.<br><br>Separate verandahs including but not limited to generous sweeping concave style. Some verandahs continuous with main roof.</td></tr>
<tr><td>Building Height</td><td>Single storey with some elevated housing in Eighth Street and Gawler Terrace, featuring substantial setbacks and elevated verandahs. Wall heights in the order of 3.6 metres above floor level.</td></tr>
<tr><td>Materials</td><td>Stone and limestone walling with red brick quoins. Some bluestone. Corrugated iron roof sheeting to verandahs and roofs. Red brick or render chimneys. Ornate brick detailing to gables and gable vents. Cast iron lacework to verandahs; typically simple timber details. Painted timber window frames, doors, roof trim and modest decorative treatments such as finials.</td></tr>
<tr><td>Fencing</td><td>Low masonry walling. Low open style fencing which includes masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Painted timber picket fencing. Some woven wire fencing with painted timber posts.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Detached dwellings on generous wide and deep allotments. Generous front and side setbacks. Some early cottages with very substantial setbacks. The strong visual axis to the Railway Station buildings provided by Nineteenth Street. Boulevard style and character of Nineteenth Street derived from buildings positioned close to and square to the road frontage and designed to directly address the street. Corner sites where the grid is interrupted accommodating prominent buildings whose built form and side elevations are of equal importance to the façade. Established gardens with substantial front and side setbacks. Wide tree lined streets particularly Eighteenth Street, which incorporates gravel verges and remnant bluestone/slate kerbing to define bitumen. Night Cart lanes alignment and widths.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td rowspan="9">Ga3</td><td colspan="2">Light Historic Area Statement (Ga3)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Residential, commercial, public and ecclesiastical buildings developed predominantly between 1850 to 1940, with some later Federation and Bungalows (Jerningham Street).</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Allotments, streets, squares and other elements which comprise the original 1839 grid layout of Light, Finniss and Co. Large allotments of original plan, with some limited subdivision generally on the perimeter of the State Heritage Area.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Simple symmetrical double fronted cottages and villas surrounding the Church Hill State Heritage Area. Early small cottages and more substantial dwellings that retain simple symmetrical features, with vertically proportioned window openings and doors. Some parapet walling to early cottages.<br><br>Roof pitches in the order of 27 degrees to 35 degrees. Variety of roof forms including simple small span gable and hipped to early cottages; 'M' roof forms; villa with typical projecting gable; larger span and higher Gambrel roof.<br><br>Separate verandah forms with bullnose, straight pitch and concave verandahs of generous width. Some verandahs continuous with main roof.</td></tr>
<tr><td>Building Height</td><td>Single storey facing street with double storey to rear due to escarpment.<br><br>External wall heights to frontage and sides in the order of 3.6 metres.</td></tr>
<tr><td>Materials</td><td>Bluestone, sandstone and limestone external walling with typically red brick trim and features including quoins and plinth. Some external front and side walling entirely in red brick. Corrugated iron roofing generally with roof tiling rarely found on older buildings and only on more recent buildings. Prominent chimneys in brick, stone or render finish. Some elaborate brick detailing to gable vents and parapets.</td></tr>
<tr><td>Fencing</td><td>Low masonry front walls. Significant stone retaining walls to edge of Church Hill escarpment. Low open style fencing which includes masonry pier and plinth fence with decorative open sections, painted timber picket and woven wire. Stone walls and retaining walls are important features.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Subdivision retains planning undertaken by Light, Finniss and Co in 1839. Low lying areas that rise from surrounding rivers to Church Hill State Heritage Area. King Street is located on a ridge so dwellings on both sides appear as single story to the street with double storey to rear. Wide streets with slate kerbs and substantial trees. Gardens in scale with the buildings and large allotments. Front setbacks to streets such as King, Queen, Howard and Cameron Streets outside of Church Hill State Heritage Area have lesser front setbacks and generous side setbacks; notable exception is Jerningham Street that exhibits generous setbacks.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td></td><td colspan="2">Mixed Use Historic Area Statement (Ga4)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.</td></tr>
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<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Ga4</td><td>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1848 to 1940. Early Victorian through to Bungalow style. Intimate frontage commercial and retail with early to more recent residential in prominent locations. Substantial rear stone outbuildings and stone walling sometimes sharing a central dividing wall. Changing land use from early residential buildings to commercial uses, with minimal alteration to remnant residential character. Some prominent dwellings that retain a substantial land holding and visual prominence in the overall historic streetscape and main street appearance.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Variable allotment sizes in a main street setting ranging from long and relatively narrow through to large. Area includes the important forked junction of Main North Road and Redbanks Road and the angled allotments that result from the road pattern. Rising ground from the Willaston Bridge northwards. The topography and physical limits of river, bridge and major road junction to the north retain the Willaston Township as a distinct and identifiable size.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Several wide shop and row shop frontages with front verandahs over footpath. Small scale shops with parapet walling above shopfront and separate verandahs, either over footpath or close to street frontage. Large dwellings with small to generous setbacks from street frontage, with separate concave, simple monopitch and bull nose verandahs. Early symmetrical cottages, generally elevated from the street frontage with minimal to generous setbacks, parapet end walls and small span simple gable roof forms with parapet ends. Traditional stone outbuildings and remnant walling at the rear or side of sites. Variety of roof forms ranging from simple small span gable through to longer span hipped gambrel and ‘M’ Roofs with some villa styles. Separate verandah forms with bull nose, simple pitch and concave.</td></tr>
<tr><td>Building height</td><td>Single storey typically apart from the Willaston Hotel. Wall heights generally up to 3.5 to 4m on elevated sites.</td></tr>
<tr><td>Materials</td><td>Stone external walls with brick quoins and some ornate render detail. Painted timber supports to verandahs with modest decorated timber treatments. Stone, brick and render chimneys.</td></tr>
<tr><td>Fencing</td><td>Low to medium height masonry walling some of which are retaining walls. Some open timber picket or rural style fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Definition of the main street achieved through stone walling to front boundaries, verandahs close to and over front boundaries, and shop fronts. Buildings and allotments typically orthogonal to main street. Strong sense of arrival in defined separate village from Gawler achieved through rising land, road junctions, river and bridge.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Ga5</td><td>
Redbanks Road, Willaston Historic Area Statement (Ga5)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1850 to 1940. Residential.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Redbanks Road is on rising ground to the north west. Large allotments with greater width mainly to the lower side and narrower allotments to the high side. Allotment shapes and dwelling placement suit rising ground. Allotments are generally orthogonal to Redbanks Road resulting in a unique north west orientation for allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian and turn-of-the-century villas and double fronted cottages with some small and substantial bungalow style.<br><br>Typically larger span (front 4 rooms) hipped roof with gambrel.<br><br>Some simple gable roof forms and ‘M’ roofs with ridge parallel to the street. Variety of separate verandahs including bullnose, double curve, concave and straight mono pitch. Roof pitch typically steep (27 to 35 degrees) with some shallower bungalow style roofs.</td></tr>
<tr><td>Building height</td><td>Single storey with wall heights in the order of 3.6m. Roof pitches in the order of 27 degrees to 35 degrees.</td></tr>
<tr><td>Materials</td><td>Sandstone and limestone external walls of modest detail Corrugated iron roof sheeting. Painted timber window frames and doors, verandah posts and roof trim with modest embellishment. Red brick or rendered masonry chimneys.</td></tr>
<tr><td>Fencing</td><td>Low stone walls and other open style fencing which includes woven wire with timber posts, picket and masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height. Stone walls and retaining walls due to rising ground.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Redbanks Road defined by walling and fending to street boundary with substantial gardens and street trees on the low (southern) side. Dwellings typically set back substantially from street frontage with generous spaces between Princess Park provides angled open space at angled junction of Redbanks Road with Princess Street. Slate kerbs.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Special Uses Historic Area Statement (Ga6)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
</td></tr>
</table>

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td rowspan="8">Ga6</td><td>Eras, themes and context</td><td>1850 to 1910.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Open space surrounded by grid layout adapted to the topography of the rising ground and confluence of rivers and railway line.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Some historic structures such as Gasworks, monuments, railway, showgrounds and bridges. Some more recent structures including recreation centre and smaller clubroom buildings associated with courts and pool.<br><br>Gasworks has distinctive curved roof.</td></tr>
<tr><td>Building height</td><td>Approximately 6 metres for larger structures.</td></tr>
<tr><td>Materials</td><td>Sandstone and limestone external walls of modest detail. Corrugated iron roof sheeting. Bridge of steel and cast iron.</td></tr>
<tr><td>Fencing</td><td>Typically no fencing or open fencing. Some solid metal fencing to Railway line at Showgrounds.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The topography and natural features of the locality including the path of the North and South Para Rivers. Public squares around the churches; terraces and parklands bordering the rivers.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td rowspan="9">Ga7</td><td colspan="2">Town Centre Gawler South Historic Area Statement (Ga7)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>1860 to 1910. Important residential area at change in direction of Adelaide Road from north to north east, interspersed with smaller shops that herald the southern entrance to Gawler with historic monument, park and church and former hall to each sides and former Council offices at Twelfth Street. Recent developments include the change of use for commercial or consulting purpose typically without alteration to the residential character.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Wide and deep allotments orthogonal to Adelaide Road. Rear lane to south east side parallel to Adelaide Road typically used to access rear car parking areas.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian and turn-of-the-century detached and semi-detached villas and double fronted cottages. Some semi-detached dwellings and detached villas incorporate distinctive ornate render and brick detailing to gables and verandahs. Other semi-detached dwellings, cottages and detached vials incorporate modest detailing. Few intrusive modern infill buildings. Semi-detached residential buildings with short span hipped or gable roof forms and rear lean-to roofs; ridge typically parallel to Adelaide Road with many projecting gables as paired bookends to each building. Larger span (front 4 rooms) hipped roof with gambrel or ‘M’ roof with ridge parallel to the street. Variety of separate verandahs including bullnose, double curve, concave and straight mono pitch. Roof pitch typically steep (27 to 35 degrees).</td></tr>
<tr><td>Building height</td><td>Single storey with wall heights in the order of 3.5-4.0 metres.</td></tr>
<tr><td>Materials</td><td>Sandstone and bluestone external walls. Red brick quoins, parapets, vents and parapets. Some decorative render. Painted timber window frames and doors. Chimneys in brick or render.</td></tr>
<tr><td>Fencing</td><td>Low stone or rendered masonry walling. Open style fencing with masonry pier and plinth fence with decorative open sections of up to 1.2 metres in total height.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Generous front garden settings set behind low masonry walling with substantial trees and wide tree-lined streets. Slate kerbs. Car parking is generally to the rear.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td rowspan="3"></td><td colspan="2">Town Centre Light Historic Area Statement (Ga8)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
<tr><td>Eras, themes and context</td><td>Planning undertaken by Light, Finniss and Co in 1839. Historic civic and commercial heart of Gawler.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Long relatively narrow allotments that span between Murray Street and High Street to the east and Julian Terrace to the west (south of Walker Place). Intersection with streets, squares and other elements which comprise the original 1839 grid layout of Light, Finniss and Co. Linear form that is positioned on a strong north/south axis with rising ground from south to the north. Area defined by the angled Adelaide Road entrance and junction with Murray Street, Gawler Mill and bridge on the south and angled road junctions with Lyndoch Road and Cowan Street to the north, the eastern</td></tr>
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| Statement# | | Statement |
|---|---|---|
| | | escarpment and the river (Julian Terrace and avenue of Moreton Bay Figs). Area includes Gawler Central Railway Station precinct on the north side and Murray Street south of Bridge Street towards Dead Man's Pass. Pioneer Park and McKinlay's Monument mark the Cowan Street junction. |
| Ga8 | Architectural styles, detailing and built form features | Substantial and ornate single and double storey buildings that demonstrate the importance of Gawler in the development of South Australia including civic and bank buildings, former church, hotels, former industrial buildings, terraces of shops, ground floor shop fronts and residential use above. Buildings constructed to the Murray Street frontage, some with generous verandahs and/or balconies to first floor over the footpath. Mostly narrow shopfronts contrasted by Essex House that demonstrates a rare consolidated wider shopfront to a single storey parapeted shop front.<br><br>Hipped and gable roof forms, some with gambrel typically set behind parapet with some exceptions which feature eaves with ornate corbel supports. Ridges generally run perpendicular to main street with some exceptions. |
| | Building Height | Two storey up to 8-10 metres. |
| | Materials | External walls of bluestone, sandstone or render with brick or rendered parapets. Painted timber or cast iron verandah supports. Painted timber shopfronts and window frames. Brick and render or stone chimneys. Corrugated iron roofing and some terracotta tile. |
| | Fencing | Some low front walling to former Baptist Church. Masonry walls with cast iron to bank buildings and Rudall and Rudall. Cast iron to ANZ bank building. |
| | Setting, landscaping, streetscape and public realm features | Buildings generally constructed to street frontage with verandahs over footpath. Some exceptions include former Baptist Church and bank buildings set behind front walling. The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre) and the form of the North and South Para Rivers and their confluence.<br><br>The public squares around the churches and the terraces and parklands bordering the rivers.<br><br>Views of the Gawler East escarpment from Bridge Street South. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Ga9 | **Willaston Historic Area Statement (Ga9)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1848 to 1900. Residential with some former ecclesiastical use and form. |
| | Allotments, subdivision and built form patterns | Generous allotments typically orthogonal to the street with distinctive variation due to the number of angled intersecting streets. Recent residential infill development. |
| | Architectural styles, detailing and built form features | Detached villas and double fronted cottages with rare semi-detached. Roof pitches in the order of 27 degrees to 35 degrees. Simple gable roof with parapet ends to semi-detached; 'M' Roof and hipped roof with gambrel. |
| | Building Height | Single storey with wall heights in the order of 3 to 3.6 metres. |
| | Fencing | Low open style painted timber picket and wire fencing. Stone walls to lower land. |
| | Materials | Typically sandstone, limestone with brick trim and modest decoration. Painted timber window frames and doors verandah posts and roof trim. Brick, render or stone chimneys. |
| | Setting, landscaping, streetscape and public realm features | Landscaped setting derived from wide streets at a variety of angled intersections, substantial trees and expansive allotments. Slate kerbs. |
| | Representative Buildings | Identified - refer to SA planning database. |
| **Historic Areas affecting City of Holdfast Bay** | | |
| | **Glenelg Village Historic Area Statement (HoB1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s-1860s.<br><br>1870s - 1900s.<br><br>1910s - 1930s.<br><br>Subdivision in 1839.<br><br>Growth period in 1920s associated with increase in holidaymaking and leisure pursuits. |

| Statement# | Statement | |
|---|---|---|
| HoB1 | | |
| | Allotments, subdivision and built form patterns | Orderly street layout, centred around the St Peters Anglican Church in Torrens Square.<br>Grid pattern of large allotments.<br>Subject to further land division over time but legibility of original pattern remains.<br>Consistent small front setbacks.<br>Small side setbacks. |
| | Architectural styles, detailing and built form features | Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing.<br>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings.<br>Inter-War buildings, mostly Bungalows.<br>Low scale to medium, relatively small dimensions and basic building details.<br>Many dwellings without vehicle garaging.<br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.<br>Rectilinear plan forms.<br>High degree of modulation and articulation.<br>Low scale.<br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br>Short roof spans.<br>Hip and gable roof forms.<br>Concave, bullnose and straight-pitched verandahs.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors. |
| | Building height | Predominantly single storey but some two storey. |
| | Materials | Consistent with the materials used in the 1840s to 1930s period.<br>Bluestone, sandstone, walls (unpainted).<br>Some brick.<br>Brick or rendered quoin work and plinths.<br>Corrugated iron roofing.<br>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br>Timber picket, timber dowel, timber paling.<br>Hedging.<br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br>Woven wire or low masonry with or without geometric steel for Inter-war buildings. |
| | Setting, landscaping, streetscape and public realm features | Well established streetscape character, with clearly defined setbacks and uniform front landscaping.<br>Substantial Norfolk Island Pines along Augusta Street and Fig trees at Torrens Square.<br>Vistas toward St Peters Anglican Church from Augusta and Nile Streets. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Maturin Road Historic Area Statement (HoB2)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |

| Statement# | Statement | |
|---|---|---|
| HoB2 | Eras, themes and context | 1920s or 30s. |
| | Allotments, subdivision and built form patterns | Original subdivision of The Olives and Bromley.<br>Allotments on southwest end were subdivided in 1886 and 1912.<br>Mixed allotment sizes with large frontages.<br>Substantial building setbacks.<br>Large front setbacks.<br>Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | Typical 1890s to early 20th Century dwellings.<br>Victorian dwellings.<br>Inter-War dwelling styles including Bungalow, Tudor, Art Deco and Mediterranean.<br>Rectilinear plan forms.<br>High degree of modulation and articulation.<br>Low scale.<br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br>Short roof spans.<br>Hip and gable roof forms.<br>Deep verandahs and porches.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors.<br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade. |
| | Building height | Single storey and two storey (some in-roof or partly in-roof). |
| | Materials | Consistent with the materials used in the 1880s to 1930s period.<br>Sandstone, red brick, rendered facades.<br>Corrugated iron and terracotta tiled roofing.<br>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors.<br>Timber strapping on Inter-War dwelling gables. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br>Timber picket, timber dowel, timber paling.<br>Hedging.<br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br>Woven wire or low masonry with or without geometric steel for Inter-war buildings. |
| | Setting, landscaping, streetscape and public realm features | Narrow street.<br>Well-established garden settings.<br>Lack of street planting due to the narrow width of Maturin Road.<br>The Olives is a significant State Heritage Place on Olive Street. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Da Costa Park Historic Area Statement (HoB3)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | 1923 subdivision.<br>1920s - 1930s dwellings. |

| Statement# | Statement | |
|---|---|---|
| HoB3 | Allotments, subdivision and built form patterns | Subdivision is indicative of 1920s town planning with angled, diagonal streets centred radially around a central park or reserve.<br>Garden city theory in practice.<br>The pattern of the subdivision and the arrangement and size of individual allotments remains largely unaltered.<br>Large allotments with large frontages.<br>Consistent, large front setbacks.<br>Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | Inter-War style dwellings including Tudor Revival, Californian bungalow, Art Deco, and some Spanish mission.<br>Rectilinear plan forms.<br>High degree of modulation and articulation.<br>Low scale.<br>Steep roof pitches in the order of 25 to 35 degrees.<br>Short roof spans.<br>Hip and gable roof forms.<br>Deep verandahs and porches.<br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br>High solid to void ratio.<br>Vertical proportions in windows and doors.<br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade. |
| | Building height | Single storey. |
| | Materials | Consistent with the materials used in the 1920s to 1930s period.<br>Terracotta tiled and corrugated iron roofing.<br>Brick, sandstone, and stucco and part-rendered finishes.<br>Roofing, facades and fenestration in natural red brick and terracotta colouration.<br>Timber joinery including fascia, barges, window frames, door frames and doors.<br>Timber strapping on Inter-War dwelling gables. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br>Woven wire.<br>Low masonry with geometric steel.<br>Low masonry (stepped).<br>Low masonry fencing (often stepped).<br>Low Rock face sandstone.<br>Hedging. |
| | Setting, landscaping, streetscape and public realm features | Centred around Da Costa Park, with its triangular landscaped area and mature trees.<br>Relatively wide streets. |
| | Representative Buildings | Identified - refer to SA planning database. |

**New Glenelg Historic Area Statement (HoB4)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | Subdivided in 1850.<br>Buildings 1860s - 1900s and 1920s - 1930s.<br>Most intense development occurred in 1870s and 1880s. |

| Statement# | Statement | |
|---|---|---|
| HoB4 | | Further development in 1920s - 1930s (Interwar period). |
| | Allotments, subdivision and built form patterns | Varying allotment sizes and street width. Larger allotment sizes in some areas to the west along Broadway, Robert Street and South Esplanade. Smaller allotment sizes are predominant throughout the Bath Street area, and between Hastings and Moseley Streets. Uniform, large allotment sizes and large frontages along Penzance and Partridge Streets. Front setbacks vary from street to street across the area. Front setbacks are however consistent along individual streetscapes. Side setbacks provide visual spacing between dwellings. |
| | Architectural styles, detailing and built form features | All domestic architectural types from the 1870s to 1880s, from the largest of seaside mansions (e.g. South Esplanade) to the humblest of workers cottages (e.g. John Street).<br><br>Late Victorian to early 20th Century Period architecture.<br><br>Early symmetrical and asymmetrical cottages of low scale and simple form with restrained detailing.<br><br>Mid-Victorian Period cottages and villas (symmetrical and asymmetrical), semi-detached cottages and row dwellings with detailing typical of the era including verandahs, cast iron lacework, hipped and gable roof forms, plaster and render mouldings.<br><br>Inter-War buildings, mostly Bungalows.<br><br>Many dwellings without vehicle garaging.<br><br>Garages, carports and outbuildings, where they exist, are low in scale and simple in form. They are located unobtrusively, to the rear of dwellings or the principal building on the site or, alternatively to the side and well-setback from the front façade.<br><br>Rectilinear plan forms.<br><br>High degree of modulation and articulation.<br><br>Low scale.<br><br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on Inter-War buildings).<br><br>Short roof spans.<br><br>Hip and gable roof forms.<br><br>Concave, bullnose and straight-pitched verandahs.<br><br>Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>High solid to void ratio.<br><br>Vertical proportions in windows and doors. |
| | Building height | Predominantly single storey. |
| | Materials | Consistent with the materials used in the 1840s to 1920s period.<br><br>Sandstone, bluestone and brick. Corrugated iron and tiled roofing. Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. Timber strapping on Inter-War dwelling gables. |
| | Fencing | Fencing associated with the era and style of the building, and providing views to the building.<br><br>Timber picket, timber dowel, timber paling.<br><br>Hedging.<br><br>Low masonry plinth with cast iron or wrought iron in a traditional arrangement.<br><br>Woven wire or low masonry with or without geometric steel for Inter-war buildings. |
| | Setting, landscaping, streetscape and public realm features | Norfolk Island pines throughout.<br><br>Mature oak street trees along Moseley Street.<br><br>Vistas over the ocean to the west of the Historic Area. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting Kangaroo Island**

**Penneshaw Historic Area Statement (KI1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

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| | |
|---|---|
| Eras, themes and context | Coastal village. |

| Statement# | Statement | |
|---|---|---|
| KI1 | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | [Not stated] |
| | Building height | [Not stated] |
| | Materials | [Not stated] |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | [Not stated] |
| | Representative Buildings | [Not identified] |

**Historic Areas affecting Light Regional Council**

Lig1

**Daveyston Historic Area Statement (Lig1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | Early development C1850's in support of mining and trade and later development (C1870's) in support of agricultural pursuits. |
| Allotments, subdivision and built form patterns | Large allotments characteristic of their rural setting and focused along the Old Sturt Highway. |
| Architectural styles, detailing and built form features | A mix of both large and smaller homes of typical construction representing a range of periods. |
| Building height | Single storey built scale to the streetscape. |
| Materials | Consistent with the materials associated with the architectural styles of the subject building and streetscape. |
| Fencing | Low, open fencing reflective of the architectural style of the subject building. |
| Setting, landscaping, streetscape and public realm features | Rural setting with the presence of large mature trees and minimal front boundary setback commensurate to the undulating nature of the township. |
| Representative Buildings | Identified - refer to SA planning database. |

Lig2

**Freeling Historic Area Statement (Lig2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Mixed era and style of development comprising early buildings dating from 1880's - 1920's aligned with early farming settlement and the townships reliance on the railway and later grand villas (C1910). |
| Allotments, subdivision and built form patterns | Conventional land division pattern with a mix of allotment sizes. |
| Architectural styles, detailing and built form features | A mix of building types including stately and modest villas, single and double fronted cottages, interwar bungalows, galvanised iron homes, and symmetrical cottages representing a range of periods.<br><br>Numerous prominent church buildings used for a range of worship and residential purposes. |
| Building height | Single storey built scale to the streetscape. |
| Materials | Consistent with the materials associated with the architectural styles of the subject building and streetscape. |
| Fencing | Low, open fencing reflective of the architectural style of the subject building. |

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Wide streets and expansive allotments, generous siting characteristics and substantial gardens and trees.<br><br>Areas of narrow streets and laneways and compact allotment layout. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Lig3 | **Greenock Historic Area Statement (Lig3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Early development dating from C1847 onwards and predominance of masonry residential structures. |
| | Allotments, subdivision and built form patterns | Mixed allotment sizes with a dominance of deep allotments. |
| | Architectural styles, detailing and built form features | A mix of building types with a predominance of stone residential structures however presence of other types including corrugated iron. |
| | Building height | Single storey built scale to the streetscape. |
| | Materials | Consistent with the materials associated with the architectural styles of the subject building and streetscape. |
| | Fencing | Low, open fencing reflective of the architectural style of the subject building. |
| | Setting, landscaping, streetscape and public realm features | Areas of wide streets and narrow laneways adding to the village feel and focused around the Greenock Creek. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Lig4 | **Kapunda Historic Area Statement (Lig4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Mixed style commensurate to the formation of Kapunda from the 1840's onwards and reflective of the era of influence.<br><br>Dominance of the Main Street and strong architectural elements. |
| | Allotments, subdivision and built form patterns | Conventional grid land division pattern with a mix of allotment sizes.<br><br>Within the Main Street/town centre, consistent setbacks and strong building line with little interruption. |
| | Architectural styles, detailing and built form features | <u>Main Street</u><br><br>Distinctive built form with two storey dominance.<br><br>Strong presence of civic buildings on or within proximity of Main Street (Hill Street).<br><br>Strong front boundary building line. Verandahs and parapet walls.<br><br><u>Residential</u><br><br>Stately houses with gardens or open space surrounding the buildings to the eastern end of High Street and South Terrace.<br><br>Small modest cottages in proximity of the Historic Mine Site.<br><br>Relatively high-density row cottages in the oldest part of Kapunda (e.g. Mildred Street and Tod Street).<br><br>Other stately civic buildings in the form of the Kapunda Primary School and Kapunda High School. |
| | Building height | <u>Main Street</u><br><br>Two storey built scale commensurate of the streetscape.<br><br><u>Residential</u><br><br>Single storey built scale to the streetscape. |

| Statement# | Statement |
|---|---|
| | |
| | Materials: Consistent with the materials associated with the architectural styles of the subject building and streetscape.<br>Fencing: Low, open fencing reflective of the architectural style of the subject building.<br>Setting, landscaping, streetscape and public realm features: Areas of wide streets and expansive allotments and substantial gardens and trees. Areas of narrow streets and compact allotment layout.<br>Representative Buildings: Identified - refer to SA planning database. |
| Lig5 | **Wasleys Historic Area Statement (Lig5)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br>Eras, themes and context: 1870's to 1880's dwellings with later development dating from the 1920's and 1930's and the dominance of the railway.<br>Allotments, subdivision and built form patterns: Large conventional land division pattern with a mix of allotment sizes.<br>Architectural styles, detailing and built form features: A mix of building types including small villas and cottages representing a range of periods.<br>Building height: Single storey built scale to the streetscape.<br>Materials: Consistent with the materials associated with the architectural styles of the subject building and streetscape.<br>Fencing: Low, open fencing reflective of the architectural style of the subject building.<br>Setting, landscaping, streetscape and public realm features: Areas of wide streets and expansive allotments with established street trees.<br>Representative Buildings: Identified - refer to SA planning database. |
| **Historic Areas affecting City of Marion** | |
| Mar1 | **Worthing Mine Historic Area Statement (Mar1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br>Eras, themes and context: 1850/51.<br>Structures and workings associated with Worthing Mine site.<br>Allotments, subdivision and built form patterns: Sited in the steep valley of the Field River.<br>Architectural styles, detailing and built form features: Mine, Chimney and Pump House/Engine House associated with copper mining (oldest surviving Cornish Engine House in Australia).<br>Building height: *[Not stated]*<br>Materials: Random rubble with timber lintels.<br>Fencing: *[Not stated]*<br>Setting, landscaping, streetscape and public realm features: Sited in the steep valley of the Field River amongst undulating grassland. |

| Statement# | Statement | |
|---|---|---|
| | streetscape and public realm features | Recent housing development is located to the north, west and east of the site (200m plus in distance).<br>Views to the Worthing Mine are available from parts of the adjacent residential areas. |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting City of Mitcham**

**Residential (Central Plains) Historic Area Statement (Mit1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| Mit1 | | |
|---|---|---|
| | Eras, themes and context | Early 20th century dwellings. |
| | Allotments, subdivision and built form patterns | Substantial rectangular blocks.<br>Substantial consistently wide and deep rectangular blocks that retains the historic pattern of land division.<br>Consistent generous spacing between dwellings. |
| | Architectural styles, detailing and built form features | Predominance of Queen Anne style villas and bungalow style dwellings. A number of early villas.<br>Steeply pitched hipped and gable roof forms including smaller scale corner gable to return verandah villas.<br>Separate typically bull nose verandah with some a continuation of the main roof form.<br>Return verandahs particularly at corner allotments.<br>Bungalows with slightly shallower roof pitch, simple generous roof plane facing the street with main ridge typically parallel to street.<br>Wide Bungalow verandahs with tapered or upright masonry support piers and low infill walling.<br>Timber framed and iron clad awnings to windows.<br>Tudor roof forms generally steeper with two main projecting gables and smaller gable porch over main entrance. |
| | Building height | Predominately single storey with external wall height of 3-3.5 metres.<br>Second storey development located within the roof space or to rear of dwellings. |
| | Materials | Original materials, finishes and profiles of building elements.<br>External walls of sandstone, rendered masonry, face brick<br>Decorative wall treatments such as rendered, or brick quoins and low plinths defined by cant brick set out.<br>Painted timber cover battens to gables and roof trim.<br>Painted decorative timber to verandahs and finials to gables.<br>Verandahs supported on timber posts with some on painted masonry pillars.<br>Roofs of corrugated galvanised iron cladding or terracotta tiles.<br>Original unpainted plaster, brickwork, stonework or other masonry preserved unpainted.<br>Decorated face brick or rendered masonry chimneys.<br>Painted metal gutters to D or OG profile and round painted metal downpipes.<br>Painted timber window frames and doors. |
| | Fencing | Typically fences reflect the era of the dwelling. Low masonry plinth and post, wrought iron, brush, timber woven with wire, painted timber picket. Height of 1.2m. Rear and side boundary fences located behind the front dwelling alignment 1.8m in height in corrugated profile metal. |
| | Setting, landscaping, streetscape and public realm features | Regularly planted tree lined verges.<br>Established front gardens.<br>Consistent setback of buildings. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Adey Road Historic Area Statement (Mit2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Mit2</td><td>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>1879 subdivision with predominance of buildings built between 1881-1920.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Traditional pattern and scale of low density, rectangular allotments associated with the original subdivision for the purpose of detached dwellings.<br><br>Variable width to allotments.<br><br>East side is orthogonal to Adey Road. West side has angled side boundaries to Adey Road.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Detached dwellings of simple, modest, small scale with symmetrical early stone and brick villas.<br><br>Victorian Regency and Edwardian to smaller and later bungalows.<br><br>Gambrel roof typically with short ridge parallel to street, with projecting gable.<br><br>Simple ‘M’ Roof with ridge parallel to street.<br><br>Federation style verandahs continuous with main roof.<br><br>Separate verandahs attached to main wall of varying profiles.<br><br>Some bungalow influence roof forms and verandahs with masonry support piers and low plinth wall.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey with external wall height of 3 - 3.5 metres.<br><br>Second storey development located within the roof space or to rear of dwellings behind ridgeline of roof. Second storey windows with total length less than 30 percent of total roof length along each elevation.</td></tr>
<tr><td>Materials</td><td>Original materials, finishes and profiles of building elements.<br><br>External walls incorporating sandstone, red brick, render.<br><br>Roof in corrugated metal cladding.<br><br>Render with some ornate detail to window surrounds.<br><br>Simple painted timber detail and roof trim.<br><br>Painted timber window frames and doors.<br><br>Simple and modestly detailed timber posts to verandah.<br><br>Red brick or render chimneys, some tapered in height with some ornate detailing.<br><br>Some ornate painted timber barge boards and finials.<br><br>Most original unpainted plaster, brickwork, stonework or other masonry is preserved unpainted.</td></tr>
<tr><td>Fencing</td><td>Low and/or open fencing, typically in the form of hedges, woven wire, timber picket or low stone walls reflecting and the traditional period, style and form of the associated building.<br><br>Generally, no more than 1.2m in height.<br><br>Rear and side boundary fences located behind the front dwelling alignment no more than 1.8 metres in height.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Minimal driveway widths with established front gardens dominant, including mature vegetation.<br><br>Sense of space between buildings.<br><br>Sloping land with minimal alteration to the land form.<br><br>Bowling Club provides focal point and sense of Place.<br><br>Traditional dwelling pattern located parallel to front boundaries.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Belair Village Historic Area Statement (Mit3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>1880-1900 (built form) original township of Belair developed around the railway. Village / residential character with an evident railway theme and rural character and the development of an old township.</td></tr>
<tr><td>Allotments, subdivision and built</td><td>Historic land division pattern, demonstrating a diverse array of allotments of varying sizes and shapes resulting from the change to rural character brought about through the introduction of the railway.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| Mit3 | form patterns | A diverse mix of residential, education and commercial buildings with a cohesive style and generous setting. |
| | Architectural styles, detailing and built form features | Mix of development including, churches, school, local shop, and concrete water tower. Clusters of substantial villas (4-6 rooms) with return verandahs to both sides of Sheoak Road.<br><br>Long linear buildings constructed along the Sheoak Road ridge and generally oriented facing Sheoak Road, resulting in a variable but cohesive pattern of buildings.<br><br>Traditional steeply pitched hipped and gabled roof forms and some projecting gables, typical of the Victorian era.<br><br>Ridges tend to be parallel to the street.<br><br>Separate verandahs of bullnose, straight monopitch or concave profile supported on painted timber posts. |
| | Building height | Predominantly single storey with generally substantial external wall height up to 3.5 metres. |
| | Materials | Original or otherwise complementary materials, colours and finishes, including stone, rendered masonry, face brick, corrugated iron and timber board.<br><br>Original verandah detailing including paving, posts and decoration.<br><br>External walls of sandstone or limestone.<br><br>Red brick quoins.<br><br>Corrugated sheet roofing in painted or galvanised finish.<br><br>Vertically proportioned painted timber window and door frames.<br><br>Decorative brick and rendered chimneys. |
| | Fencing | Open rural style fencing using timber posts with draw wire.<br><br>Hedges define property boundaries.<br><br>Front fences and gates that reflect the traditional period, style and form of the associated building.<br><br>Open rural style Front fences and gates that are a maximum of 1.2 metres in height to a maximum of 1.5 metres if wrought iron, brush, timber and/or wire or woven mesh style. |
| | Setting, landscaping, streetscape and public realm features | Village character with an evident railway theme and historic Residential character.<br><br>Historic views of open railway side in a treed setting.<br><br>The Village area retains much of its original character and integrity, with a railway theme evident in various places of state heritage, local heritage and other buildings of historic character.<br><br>There are many prominent intact historic buildings and features within it and the streetscapes, townscapes and landscapes created by these historic features.<br><br>Central bitumen roadway with gravel verge and no kerb or guttering Street trees to Sheoak Road.<br><br>Gravel driveway entrances to properties. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Mitcham Village Historic Area Statement (Mit4)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Village Setting - 1840.<br><br>Core precinct of the village is readily identifiable and exhibits many of the original aspects of its early beginnings, including a range of single and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings.<br><br>Historic buildings and features that contribute to the historic character including State and Local Heritage Places and other buildings displaying historic architectural features. |
| Allotments, subdivision and built form patterns | The village was laid out on the lines of an English village and contained traditional elements such as a village green and high street. Further subdivision has occurred since the date, however the majority of the original land division is intact. |
| Architectural styles, detailing and built form features | Single, semi-detached, row and cottage houses, commercial buildings, post office, bakery, shops, hotel and other public buildings.<br><br>Intimate small scale and finely grained buildings.<br><br>Hotel and Institute with tall gabled ornate rendered parapets.<br><br>Modestly detailed parapet walling above verandahs to shopfronts and shops attached to dwellings, mostly over pavements. |

| Statement# | Statement | |
|---|---|---|
| Mit4 | Building height | Single storey with 3 to 3.5 metres ceiling height. |
| | Materials | Consistent with the architectural era of the building.<br>Original unpainted brickwork or stonework.<br>Bluestone walling.<br>Corrugated profile roofing.<br>Painted timber window frames and doors.<br>Modest detailing to verandah posts and roof trim.<br>Brick, stone and rendered masonry chimneys. |
| | Fencing | Front fences and gates reflecting the traditional period, style and form of the associated building.<br>Generally timber picket, brush or wire Fence height typically no more than 1.2m.<br>Rear and side boundary fences located behind the front dwelling alignment no more than 1.8 metres in height with corrugated profile cladding. |
| | Setting, landscaping, streetscape and public realm features | Traditional village setting with village green reflecting a mix of uses. Unbuilt land adjoining Brownhill Creek of Aboriginal heritage significance.<br>Regular pattern of street trees.<br>Varied historic townscape views due to plan of village and open space.<br>Consistent building setbacks for dwellings.<br>Shops attached to dwellings, commercial and institutional buildings constructed to the front boundary. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting Mount Barker District Council**

MtB1

**Callington Historic Area Statement (MtB1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1849. Small compact historic mining township defined by the Bremer River.<br>Buildings and structures predominantly dating from the 19th Century reflecting mining history. |
| Allotments, subdivision and built form patterns | Unique often unbuilt grid street layout.<br>Regular and repeated pattern of long narrow allotments arranged to west of Bremer River. |
| Architectural styles, detailing and built form features | Early stone dwellings and outbuildings, shops, hotels and churches.<br>Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century.<br>Pioneer building techniques and materials typical of a former mining settlement.<br>Parapet walls to end gables.<br>Symmetrical frontages and separate verandas.<br>Hipped and gable roof forms with ridge typically parallel to the street.<br>Some simple skillion roof forms set behind a parapet.<br>Barrel vaulted roofs.<br>Separate verandahs with concave profile. |
| Building height | External wall height varies from 3 to 4 metres. |
| Materials | Stone external walls.<br>Brick quoins.<br>Some rendered walling.<br>Corrugated profile sheet roofing often over original timber shingles.<br>Painted timber window frames and doors.<br>Painted timber verandah posts with some ornate decoration. |

| Statement# | Statement |
|---|---|
| | Brick, render or stone chimneys. |
| | Fencing: Low stone walling to front and side boundaries.<br>Hardwood post and wire mesh or cyclone mesh.<br>Some timber picket fencing.<br>Metal posts with metal rails, wire or mesh infill varieties evident within the area. |
| | Setting, landscaping, streetscape and public realm features: Footpaths and verges unmade Street furniture unadorned.<br>Bridge entrance and rise from river provides sense of place. |
| | Representative Buildings: Identified - refer to SA planning database. |
| MtB2 | **Dawesley Historic Area Statement (MtB2)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |
| | Eras, themes and context: 1857.<br>Small scale, single storeyed, detached and semi-detached built form of early European settlements.<br>Structures reflecting early local production and value adding industries.<br>Small cottages and outbuildings on large allotments. |
| | Allotments, subdivision and built form patterns: Long narrow allotments typically orthogonal to the street.<br>Mostly to each side of Donald Street and Hawthorn street.<br>Varying allotment sizes and shapes to the streets that rise from Donald including Bower and Bremer.<br>Variety of setbacks from street frontage. |
| | Architectural styles, detailing and built form features: Cottages.<br>Some adaptation of early industrial or rural structures to dwellings.<br>Steeply pitched (27 to 35 degrees) small span hipped and gable roofs.<br>Separate verandahs with bullnose, concave or monopitch form.<br>Some verandahs continuous with main roof or adopting change in pitch.<br>Painted timber roof trim, verandah posts. |
| | Building height: External wall height of 3.3 to 3.8m. |
| | Materials: Building techniques and materials including external walls of local stone, smelter slag and early manufactured bricks.<br>Corrugated galvanised iron roofing.<br>OG or D painted or galvanised steel gutters. |
| | Fencing: Unpainted hardwood timber posts with wire or wire mesh infill, low hedges or stone walling. |
| | Setting, landscaping, streetscape and public realm features: Open landscaped/rural setting character.<br>Unique entrance to Dawesley from Princess Highway coinciding with former post office. |
| | Representative Buildings: Identified - refer to SA planning database. |
| | **Druids Avenue, Mount Barker Historic Area Statement (MtB3)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |
| | Eras, themes and: 19th and early 20th Century. |

| Statement# | Statement | |
|---|---|---|
| MtB3 | context | Buildings and structures predominantly dating from the 19th Century. Small, compact workers cottages and larger residential buildings. |
| | Allotments, subdivision and built form patterns | Allotment pattern reflective of the original land division pattern. |
| | Architectural styles, detailing and built form features | Early stone dwellings.<br>Compact, intact collection of small scale detached and semi-detached buildings dating predominantly from the 19th and 20th century.<br>Symmetrical frontages and separate verandahs.<br>Hipped and gabled roof forms with ridge typically parallel to the street<br>Some parapet walling. |
| | Building height | Single storey. External wall height varies from 3 to 4 metres. |
| | Materials | Stone external walls.<br>Brick quoins.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts with some ornate decoration.<br>Brick or rendered chimneys. |
| | Fencing | Some timber picket fencing.<br>Hedges.<br>Low stone walling to front boundary.<br>Hardwood post and wire mesh or cyclone mesh. |
| | Setting, landscaping, streetscape and public realm features | Mature street trees. Street hedging. Some red brick pavers to footpath. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Echunga Historic Area Statement (MtB4)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1849 - 1940.<br>Commercial buildings including single storey shops, ecclesiastical, civic, former post office and hotel.<br>Some rural structures including outbuildings.<br>Some former shops being converted to dwelling.<br>Single storeyed detached and semi-detached dwellings.<br>Small cottages on large allotments. |
| Allotments, subdivision and built form patterns | Shopfronts close to footpath.<br>Generous setbacks to north-eastern side of Adelaide Road.<br>Consistent, deep allotments. |
| Architectural styles, detailing and built form features | Verandahs and porches up to and over footpath.<br>Small scale, single storeyed detached and semi-detached built form of early European settlements.<br>Structures reflecting early local production.<br>Parapets to shop fronts.<br>Symmetrical and asymmetric frontages.<br>Separate verandahs.<br>Hipped and gabled roofs. |

MtB4

| Statement# | Statement | |
|---|---|---|
| | | Ridge typically parallel to street for residential dwellings.<br>Parapet ends and gable roof for shops. |
| | Building height | External wall height of 3 to 4 metres for residential dwellings. |
| | Materials | Stone external walls.<br>Brick quoins.<br>Corrugated profile roof sheeting.<br>Painted timber window frames and doors.<br>Painted timber verandah posts.<br>Brick, render or stone chimneys.<br>Fibre cement sheeting to parapets (e.g. Echunga Memorial Institute). |
| | Fencing | Hardwood post and wire mesh or cyclone mesh.<br>Some timber picket fencing.<br>Metal posts with metal rails, wire or mesh infill varieties evident within the area. |
| | Setting, landscaping, streetscape and public realm features | Wide street. Evenly spaced deciduous street trees to north-eastern side. Verandahs and porches to footpath providing shelter for pedestrians. |
| | Representative Buildings | Identified - refer to SA planning database. |
| MtB5 | **Exhibition Road, Mount Barker Historic Area Statement (MtB5)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From mid-19$^{th}$ and 20$^{th}$ Century.<br>Public open space.<br>Small cottages on large allotments.<br>Small scale, single storeyed, detached built form. |
| | Allotments, subdivision and built form patterns | Variety of allotment sizes and shapes to Exhibition Road.<br>Aligning setbacks from street frontage.<br>Wellington Road dwellings parallel to side boundary providing angled frontage. |
| | Architectural styles, detailing and built form features | Small scale, intact, single storeyed, detached built form.<br>Cottages.<br>Stone dwellings.<br>Symmetrical frontages and separate verandahs.<br>Hipped roof forms.<br>Roof ridge typically parallel to the street.<br>Separate verandahs with bullnose, concave or monopitch form.<br>Some verandahs continuous with main roof or adopting change in pitch.<br>Painted timber roof trim, verandah posts. |
| | Building height | External wall height varies from 3 to 4 metres. |
| | Materials | Stone external walls.<br>Brick quoins.<br>Some rendered walling.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors. |

| Statement# | Statement | |
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| | | Painted timber verandah posts with some ornate decoration.<br>Brick, render or stone chimneys. |
| | Fencing | Low masonry. Brush. Metal picket fence. |
| | Setting, landscaping, streetscape and public realm features | Public open space.<br>Open interface between the public space and residential uses. Stands of densely planted eucalypts and mature deciduous trees. |
| | Representative Buildings | Identified - refer to SA planning database. |
| MtB6 | **Gawler Street Historic Area Statement (MtB6)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From mid-19th Century. Main street of Mount Barker Township. Commercial, civic and residential.<br>Religious and community buildings.<br>Earliest European settlement of a township in South Australia.<br>1940's architecture of Bennett and Fisher. |
| | Allotments, subdivision and built form patterns | Long narrow allotments typically orthogonal to the street.<br>Varying allotments to Hutchinson Street, McLaren Street and Cameron Road.<br>Minimal setbacks.<br>Gradual transition from commercial to residential on Mann Street. |
| | Architectural styles, detailing and built form features | Early brick and stone shops, hotels, civic and residential buildings.<br>Single and double storeyed detached and semi-detached buildings and structures dating predominantly to late 19th and 20th century.<br>Symmetrical frontages.<br>Separate verandahs, concave, bullnose and monopitch form.<br>Some verandahs as continuations of main roof forms.<br>Parapet ends to gable end roofs.<br>Parapets to shops fronts.<br>Hipped and gable roof forms.<br>Parapets with hipped, gable or skillion roofs behind.<br>Separate verandahs or as continuation of the main roof. |
| | Building height | External wall height varies from single to double storey (3-8 metres). |
| | Materials | Stone external walls.<br>Brick external walls.<br>Rendered external walls.<br>Brick quoins.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts.<br>Brick, render or stone chimneys.<br>Large glazing to shops.<br>OG or D painted galvanised steel gutters. |
| | Fencing | No fencing. |
| | Setting, landscaping, | Public realm. |

| Statement# | Statement | |
|---|---|---|
| | streetscape and public realm features | Human scale.<br><br>Pedestrian amenity.<br><br>Verandahs, awnings and canopies sheltering over footpath.<br><br>Entrances and windows addressing pedestrian environment.<br><br>Mature avenue of deciduous street trees.<br><br>Site topography with Gawler Street having gradual slope to creek; Stephen and Hutchinson Street joining at 90 degree junctions with steep slopes to south side.<br><br>Adelaide Road, Mount Barker Creek and railway corridor uniquely define area.<br><br>Street lights and bollards in complementary heritage style. |
| | Representative Buildings | Identified - refer to SA planning database. |
| MtB7 | **Hack - Mill Streets, Mount Barker Historic Area Statement (MtB7)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1850's-early to 1910.<br><br>Buildings and character that represent residential land uses, and streetscapes of the town's early settlement continuing into the middle of the 20th Century.<br><br>Small scale, single stored detached built form of early European settlements. |
| | Allotments, subdivision and built form patterns | Part of the original subdivision of the town.<br><br>Predominantly consistent setbacks. Varying allotment sizes. Garden settings and generous spaces between buildings. |
| | Architectural styles, detailing and built form features | Worker's cottages and villas. Early stone cottages and interwar dwellings. Varying size and style. Symmetrical early dwellings. Asymmetrical early and interwar dwellings.<br><br>Typically gabled, hipped or half gabled roofs (with the exception of one half hipped roof). Verandahs generally as a continuation of the main roof. Some verandahs separate to the main roof. Bullnose, concave and monopitch verandahs. |
| | Building height | Single storey. External wall height varies from 3 to 4 metres. |
| | Materials | Dressed stone. Course rubble. Rendered external walls. Brick quoins. Painted timber window frames and doors. Painted timber verandah posts with some ornate decoration. Brick or rendered chimneys. Corrugated profile sheet roofing. |
| | Fencing | Timber picket, timber post and rail or no fencing. |
| | Setting, landscaping, streetscape and public realm features | Footpaths and verges unmade. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Kanmantoo Historic Area Statement (MtB8)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1849.<br><br>Structures reflecting early local production and value adding industries.<br><br>Buildings and structures predominantly dating from the 19th century reflecting mining history and early settlement. |
| | Allotments, subdivision and built form patterns | Diamond grid layout.<br><br>Small cottages on large allotments. |
| | Architectural styles, | Early stone dwellings, outbuildings, ecclesiastical, civic and shops. |

| Statement# | | Statement |
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| MtB8 | detailing and built form features | Small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century.<br>Parapet walls to shop fronts.<br>Symmetrical frontages.<br>Separate verandahs or verandahs as continuations of the main roof.<br>Pioneer building techniques and materials typical of a former mining settlement.<br>Some adaptation of early industrial or rural structures to dwellings.<br>Hipped and gable roof forms.<br>Parapet ends to shop fronts.<br>Separate verandahs or verandahs as continuations of the main roof.<br>Concave, bullnose or monopitch profile verandahs. |
| | Building height | Single storey, 3 - 4 metres high. |
| | Materials | Stone external walls.<br>Some rendered walling.<br>Corrugated profile roof sheeting.<br>Painted timber window frames and doors.<br>Painted timber verandah posts.<br>Brick, render or stone chimneys. |
| | Fencing | No fencing. |
| | Setting, landscaping, streetscape and public realm features | Vegetated landscape setting including mature and significant trees.<br>Views provided by significant gum tree and creek to the east, and former Black Dog Inn on Old Princes Highway, create a sense of arrival to the township.<br>Open landscape / rural setting character.<br>Footpaths and verges unmade. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Littlehampton Historic Area Statement (MtB9)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | From 1857.<br>Buildings and structures predominantly dating from the 19th century and early 20th century.<br>Major service centre for rural hinterland.<br>Buildings, structures and sites reflecting early local production and service provisions. |
| Allotments, subdivision and built form patterns | Long narrow allotments typically orthogonal to the street.<br>Varying setbacks from street frontage.<br>Elevated allotments to south side of Princes Highway. |
| Architectural styles, detailing and built form features | Early stone dwellings, outbuildings, shops, civic buildings and churches.<br>Symmetrical or asymmetrical frontages.<br>Single storeyed, detached built form.<br>Early European settlements.<br>Interwar bungalows.<br>Hipped and gable roof forms.<br>Separate verandahs with concave, bullnose or monopitch form.<br>Verandahs as a continuation of the main roof |

| Statement# | Statement | |
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| MtB9 | | Some parapets to shop fronts. |
| | Building height | Dwelling external wall varies from 3 to 4 metres.<br>Shops, civic and churches wall height varies. |
| | Materials | Stone external walls.<br>Brick external walls.<br>Some rendered walling.<br>Brick quoins.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts.<br>Masonry and masonry half columns to verandahs.<br>Brick, render or stone chimneys. |
| | Fencing | Hedging to street fronts.<br>Some timber picket fencing.<br>Rendered masonry retaining walls. |
| | Setting, landscaping, streetscape and public realm features | Mature indigenous and significant trees. Vegetated landscape. Shop verandahs providing amenity to pedestrians. |
| | Representative Buildings | Identified - refer to SA planning database. |
| MtB10 | **Macclesfield Historic Area Statement (MtB10)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1840's and 19th Century. Buildings, sites and structures represent the town's service provision to the local farming district.<br>19th century buildings associated with commercial and community services. |
| | Allotments, subdivision and built form patterns | Laid out around a village green, Davenport Square by the Angas River. Regular and repeated pattern of allotments becoming denser to the northern end of Strathalbyn road. |
| | Architectural styles, detailing and built form features | Early stone dwellings and outbuildings, shops and hotels.<br>Small scale, single storeyed, detached buildings and structures dating predominantly from the 19th century.<br>Parapet walls to shop fronts.<br>Symmetrical frontages.<br>Separate verandahs of a concave, monopitch or bullnose profile.<br>Verandahs as a continuation of the main roof. |
| | Building height | Dwelling external wall height 3 - 4 metres. |
| | Materials | Stone external walls.<br>Brick external walls.<br>Brick quoins.<br>Some rendered walling.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts with some ornate decoration.<br>Brick, render or stone chimneys. |
| | Fencing | Timber picket fencing. |

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| | | Low stone wall. |
| | Setting, landscaping, streetscape and public realm features | Mature street trees.<br>Davenport square and Anglican Church provide sense of place.<br>Views of significant buildings along Venables Street.<br>Wide main street.<br>Shop verandahs provide shelter amenity to pedestrians.<br>Footpath and verge unmade to eastern side of Strathalbyn Road. |
| | Representative Buildings | Identified - refer to SA planning database. |
| MtB11 | **Meadows Historic Area Statement (MtB11)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Unofficial subdivision in 1856. Official subdivision 1884.<br>Buildings, structures and sites that represent the town's governmental, local production, community and commercial service provision role to the district.<br>Buildings predominantly from the 19th century and early 20th century. |
| | Allotments, subdivision and built form patterns | Linear subdivision layout orthogonal to the street.<br>Deep allotments. |
| | Architectural styles, detailing and built form features | Stone dwellings and shops.<br>Brick or stone civic buildings and churches.<br>Small scale, single storeyed, detached dwellings dating predominantly from the 19th century and early 20th century.<br>Symmetrical 19th and early 20th century dwellings.<br>Asymmetrical interwar dwellings and shops.<br>Parapet ends to shop fronts.<br>Hipped and gable roof forms.<br>Separate verandahs with concave, bullnose or monopitch profile.<br>Verandahs as a continuation of the main roof. |
| | Building height | Dwelling external wall height varies from 3 to 4 metres. |
| | Materials | Stone external walls.<br>Brick external walls.<br>Some rendered walling.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts.<br>Masonry columns or half columns.<br>Brick, render or stone chimneys. |
| | Fencing | Low masonry wall.<br>Timber post and rail.<br>Timber picket fence.<br>No fence. |
| | Setting, landscaping, streetscape and public realm features | Memorial garden and council reserve along the creek provide sense of place. Mature deciduous street trees to both sides of road. Vegetated landscape. |

| Statement# | Statement | |
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| | Representative Buildings | Identified - refer to SA planning database. |
| MtB12 | **Nairne Historic Area Statement (MtB12)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From 1839.<br><br>Buildings and structures predominantly dating from the late 19th century reflecting surrounding agricultural activity, mining, smelting and civic services.<br><br>Predominately small scale, single storeyed detached dwellings.<br><br>Buildings from the 1920s to 1960s include greater economic development and clustering's of interwar dwellings and World War Two Housing Trust dwellings. |
| | Allotments, subdivision and built form patterns | Subdivision pattern responsive to town's topography and contours of the creek.<br><br>Original alignment of roads, streets and allotment layouts remain.<br><br>Deep, narrow allotments. |
| | Architectural styles, detailing and built form features | Early stone dwellings, outbuildings, shops, hotels and churches.<br><br>Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century.<br><br>Pioneer building techniques and materials typical of an early settlement.<br><br>Symmetrical frontages to early buildings.<br><br>Asymmetrical frontages to interwar buildings.<br><br>Hipped and gable roof forms.<br><br>Parapet ends to shop fronts.<br><br>Separate verandahs with concave, bullnose or monopitch profile.<br><br>Some verandahs as continuations of the main roof. |
| | Building height | Single storey dwelling external wall height varies from 3 to 4 metres. |
| | Materials | Stone external walls.<br><br>Brick external walls.<br><br>Some rendered walls.<br><br>Brick quoins.<br><br>Corrugated profile sheeting roofing.<br><br>Painted timber window frames and doors.<br><br>Painted timber verandah posts with some ornate decoration.<br><br>Brick, render or stone chimneys. |
| | Fencing | Timber picket fencing.<br><br>Some timber post and rail.<br><br>Hedging to street front.<br><br>Low masonry walls. |
| | Setting, landscaping, streetscape and public realm features | Verandahs, canopies and balconies provide shelter to pedestrians on Old Princes Highway.<br><br>Some gravel paths to Edinborough Street.<br><br>Mature street trees to Old Princes Highway. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Paddys Hill, Mount Barker Historic Area Statement (MtB13)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>MtB13</td><td>
comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1848.<br><br>Detached dwellings of early European settlements.<br><br>A visual landmark of the eastern landscaped boundary of the town.<br><br>Area represents religious beliefs including places of study, worship and burial in a landscaped setting.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Open landscape.<br><br>Varying allotment sizes.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Early stone dwellings.<br><br>Single and double storeyed detached villas dating predominantly from the late 19$^{th}$ and early 20$^{th}$ century.<br><br>Symmetrical frontages.<br><br>Separate verandahs or as continuation of main roof.<br><br>Hipped and gable roof forms with ridge typically parallel to the street.<br><br>Verandahs with bullnose, concave or monopitch form.</td></tr>
<tr><td>Building height</td><td>Single storeyed dwellings external wall height varies from 3 to 4 metres.<br><br>Double storeyed dwellings external wall height varies from 6 to 8 metres.</td></tr>
<tr><td>Materials</td><td>Stone external walls.<br><br>Brick quoins.<br><br>Corrugated profile sheet roofing.<br><br>Painted timber window frames and doors.<br><br>Painted timber verandah posts with some ornate decoration.<br><br>Brick, render or stone chimneys.</td></tr>
<tr><td>Fencing</td><td>Timber post and rail.<br><br>Timber posts and woven wire mesh.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Vegetated landscape setting.<br><br>Mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
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<tr><td></td><td>
Hahndorf, North Approaches Historic Area Statement (MtB14)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Mid to late 19th and early 20th Century.<br><br>Dwellings associated with pioneer families and development of the district.<br><br>Indicative of boom period from late 1880's to early 1900's.<br><br>Adjacent to the Hahndorf State Heritage Area.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Large detached dwellings.<br><br>Substantial gardens with interspersed view to the rural hinterland<br><br>Generous setbacks of building from the main road.<br><br>Linear residential development along the main arterial road to Adelaide.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Late 19$^{th}$ and early 20$^{th}$ century stone villas, cottages and bungalows.<br><br>Some early Germanic influence buildings.</td></tr>
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| Statement# | | Statement |
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| MtB14 | | Predominantly single storeyed, detached and semidetached buildings and structures.<br>Some double storeyed buildings.<br>Symmetrical frontages to villas and cottages.<br>Asymmetrical frontages to bungalows and some villas.<br>Pioneer building techniques and materials.<br>Parapet walls to end gables. |
| | Building height | External wall heights varies from 3 to 8 metres. |
| | Materials | Stone external walls.<br>Some brick external walls.<br>Some rendered walling.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Painted timber verandah posts with some ornate decoration.<br>Brick, render or stone chimneys. |
| | Fencing | Timber picket fence.<br>Hedging to street front.<br>Low masonry. |
| | Setting, landscaping, streetscape and public realm features | Open landscaping indicative of traditional rural entrance to township.<br>Mature deciduous street trees.<br>Predominantly unmade verges and footpaths.<br>Street furniture unadorned. |
| | Representative Buildings | *[Not identified]* |
| MtB15 | **Pine Avenue, Hahndorf Historic Area Statement (MtB15)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Interwar.<br>Single storeyed, detached built form of Interwar developments.<br>Structures reflect continuing prosperity of the town well into the mid-20$^{th}$ century.<br>Adjacent to the Hahndorf State Heritage Area. |
| | Allotments, subdivision and built form patterns | Long allotments typically orthogonal to the street.<br>Substantial curtilage around existing dwellings.<br>Generous setbacks between dwellings and to the street. |
| | Architectural styles, detailing and built form features | Late 19$^{th}$ century and late 20$^{th}$ century stone villas and bungalows.<br>Intact collection of single storeyed, detached and semidetached buildings.<br>Symmetrical and asymmetric frontages.<br>Some sun-rooms within verandah roof.<br>Masonry columns or half columns.<br>Hipped and gable roof forms.<br>Projected front gables.<br>Separate verandahs or as a continuation of the main roof. |
| | Building height | External wall height varies from 3 to 4 metres. |

| Statement# | Statement | |
|---|---|---|
| | Materials | Dressed stone / ashlar.<br>Brick quoins.<br>Corrugated profile sheet roofing.<br>Painted timber window frames and doors.<br>Brick, render or stone chimneys. |
| | Fencing | Low masonry.<br>Timber picket. |
| | Setting, landscaping, streetscape and public realm features | Mature deciduous street trees.<br>Generous setbacks and street trees provide sense of second entrance into rural township. |
| | Representative Buildings | *[Not identified]* |
| MtB16 | **Church Street, Hahndorf Historic Area Statement (MtB16)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From mid to late 19th Century.<br>Buildings and structures dating from the 19th century reflecting early settlement and prosperity post settlement.<br>Predominantly single story, with some double storey detached built forms.<br>Public and religious buildings.<br>Adjacent to the Hahndorf State Heritage Area. |
| | Allotments, subdivision and built form patterns | Varying allotment sizes and shapes to the main street.<br>Minimal setback from street. |
| | Architectural styles, detailing and built form features | Compact, intact and rustic collection of small scale, single and double storeyed, detached buildings and structures dating predominantly from the 19th century. Germanic influence style.<br>Symmetrical frontages and separate verandahs.<br>Parapet walls to shop fronts.<br>Parapet walls to end gables.<br>Hipped and gable roof forms.<br>Half hipped (Germanic influence).<br>Verandahs separate or as a continuation of main roof with concave, bullnose or monopitch profile. |
| | Building height | External wall height varies from 3 to 8 metres. |
| | Materials | Stone external walls.<br>Rendered external walls.<br>Some half-timbering / fachwerk.<br>Corrugated profile roof sheeting.<br>Brick quoins.<br>Painted timber window frames and doors.<br>Painted timber verandah posts with some ornate decoration.<br>Brick, render or stone chimneys. |
| | Fencing | Some low timber picket fencing. |
| | Setting, landscaping, streetscape and public realm features | Simplistic planter boxes. Street furniture unadorned.<br>Sense of place established by mature deciduous street trees. |

| Statement# | Statement | |
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| | Representative Buildings | *[Not identified]* |
| MtB17 | **Auricht Road, Hahndorf Historic Area Statement (MtB17)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From late 19th and early to late 20th Century residential periods. Adjacent to the Hahndorf State Heritage Area. |
| | Allotments, subdivision and built form patterns | Transition in allotments from historic main street to adjacent 20th century residential areas.<br><br>Historic Strassendorf land division pattern remains evident.<br><br>Regular and repeated long narrow allotments typically orthogonal to the street.<br><br>Small setbacks from road. |
| | Architectural styles, detailing and built form features | Single storey detached dwellings.<br><br>Brick and stone dwellings and outbuildings.<br><br>Hipped and gable roof forms.<br><br>Verandahs separate with bullnose profile or as a continuation of the main roof. |
| | Building height | External wall height varies from 3 to 4 metres. |
| | Materials | Stone external walls.<br><br>Brick external walls.<br><br>Brick quoins.<br><br>Corrugated profile sheet roofing.<br><br>Brick, render or stone chimneys. |
| | Fencing | Low masonry.<br><br>Timber picket.<br><br>Hedging to street front. |
| | Setting, landscaping, streetscape and public realm features | Some street trees.<br><br>Footpath to eastern side only.<br><br>Thoroughfare to main road. |
| | Representative Buildings | *[Not identified]* |
| | **Hahndorf Rural Setting Historic Area Statement (MtB18)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From Late 19th to 20th century.<br><br>Rural landscape.<br><br>Low intensity agricultural and pastoral lands.<br><br>Adjacent to the Hahndorf State Heritage Area. |
| | Allotments, subdivision and built form patterns | Open farmland.<br><br>Allotments of varying sizes.<br><br>Some Strassendorf and Hufendorf allotments. |
| | Architectural styles, detailing and built form features | Interwar bungalows.<br><br>Late 19th to 20th century cottages.<br><br>Small scale, single storeyed detached buildings and structures. |

| Statement# | Statement | |
|---|---|---|
| MtB18 | | Hipped and gable roofs.<br>Separate verandahs with bullnose, concave or monopitch form.<br>Verandahs as a continuation of the main roof. |
| | Building height | External wall height varies from 3 to 4 meters. |
| | Materials | Dressed stone external walls.<br>Brick external walls.<br>Brick quoins.<br>Corrugated profile roof sheeting.<br>Brick or render chimneys. |
| | Fencing | Hedging to street front.<br>Timber post and rail. |
| | Setting, landscaping, streetscape and public realm features | Rural backdrop to township of Hahndorf.<br>Paddocks.<br>Native vegetation.<br>Informal landscaped appearance. |
| | Representative Buildings | *[Not identified]* |
| MtB19 | **Kia-Ora Street, Mount Barker Historic Area Statement (MtB19)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | From early 20th Century to 1950's.<br>Interwar architecture.<br>Small compact dwellings which reflect the continuing prosperity of the town well into the mid-20$^{th}$ century.<br>Represents a period of housing and streetscaping largely Intact.<br>Stone and brick reflective of prominence of masonry and brickworks within the area. |
| | Allotments, subdivision and built form patterns | Varying allotment sizes orthogonal to the street, becoming deeper towards the creek.<br>Small front setbacks.<br>Reasonably consistent widths to street frontage.<br>Unique no through road. |
| | Architectural styles, detailing and built form features | Dressed stone and red brick construction.<br>Single storeyed, detached dwellings.<br>Asymmetric frontages. |
| | Building height | External wall height varies from 3 to 4 metres. |
| | Materials | Dressed stone and red brick external walls.<br>Brick quoins.<br>Some rendered walling.<br>Corrugated profile roof sheeting.<br>Tiled roofs.<br>Painted timber window frames and doors.<br>Some painted timber verandah posts with ornate decoration.<br>Painted masonry columns and half columns.<br>Brick or render chimneys. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Low masonry.<br>Timber post and woven wire.<br>No fencing. |
| | Setting, landscaping, streetscape and public realm features | Verges and footpath unmade.<br>Compact, residential setting character. |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting City of Mount Gambier**

MtG1

**Bay Road Historic Area Statement (MtG1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | Development from period of settlement up to and including the 1920s. |
| Allotments, subdivision and built form patterns | Generous allotment sizes. Extensive street and side boundary set-backs. |
| Architectural styles, detailing and built form features | Large single storey houses with hipped and gabled galvanised iron roofs; and generous verandahs. |
| Building height | Predominantly single storey, with two storey additions within roof space to rear of buildings. |
| Materials | Varied building construction but generally comprising dolomite or limestone walling with quoins. |
| Fencing | Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.<br>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building. |
| Setting, landscaping, streetscape and public realm features | Well maintained, mature gardens that contribute to a pleasant, open streetscape. Streetscape improvements within the area have particular emphasis on Bay Road as the entry to the Volcanic Complex State Heritage Area. |
| Representative Buildings | Identified - refer to SA planning database. |

MtG2

**Doughty Street and Wehl Street North Historic Area Statement (MtG2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | Development from period of settlement up to and including the 1920s. |
| Allotments, subdivision and built form patterns | Generous allotments dominating the higher slopes, with substantial street and side boundary setbacks.<br>Smaller allotments on the lower slopes. |
| Architectural styles, detailing and built form features | Varied building styles from one street to another.<br>Grand houses dominating the higher slopes.<br>On the lower slopes, workman's cottages.<br>Contemporary housing. |
| Building height | Predominantly single storey, with two storey additions within roof space to rear of buildings. |
| Materials | Varied building construction and materials reflecting traditional period and style.<br>Timber workman's cottages. |
| Fencing | Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.<br>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building. |
| Setting, landscaping, streetscape and public realm features | Characterised by steep topography with generous allotments sizes and well-maintained mature gardens. |
| Representative Buildings | Identified - refer to SA planning database. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>MtG3</td><td>
Railway Historic Area Statement (MtG3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Transport and associated commercial history of the railyards, industrial.<br><br>Development from period of settlement up to and including the 1920s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>The railway corridor forms one linear allotment, sited between Bay Road to the east and Wehl Street South to the west. Allotments along Margaret Street vary in size, however are predominantly regular in shape. Street frontages vary, however, are generally one of two large sizes. Allotment depth is consistent across Margaret Street. Large allotments range in size.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Commercial/industrial in nature. Several buildings have frontage to Margaret Street and the Railway Lands. Railway station with associated platforms still exists.</td></tr>
<tr><td>Building height</td><td>Varying heights - single up to 3 to 4 storey high buildings dependant on their historical use.</td></tr>
<tr><td>Materials</td><td>Buildings are predominantly constructed from corrugated iron, timber or stone.</td></tr>
<tr><td>Fencing</td><td>Open styles of fencing - for example, timber post and rail; post and wire.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Expansive, open nature of the railyards and the remnant buildings and structures associated with its use as a passenger and goods terminal. The commercial and industrial buildings along Margaret Street form a strong industrial streetscape fronting the railway yards.<br><br>Railway track and other elements including ballast, railway iron fences, telegraph poles, platforms and structures.<br><br>Use of old railway carriages. Temporary, demountable or movable structures and plantings.</td></tr>
<tr><td>Reprasentative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>MtG4</td><td>
St Andrews Historic Area Statement (MtG4)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Institutional and residential.<br><br>Development from period of settlement up to and including the 1920s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Generally narrow roads with residential buildings exhibiting minimal street set-backs.<br><br>Large allotments along Elizabeth Street and Penola Road.<br><br>Allotment sizes ranging from large to small.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Significant institutional buildings include the Wesley Church and Hall, both of which are State heritage places, and the St Andrews Church and spire, which is a dominant element of the area.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey, with two storey additions within roof space to rear of buildings.</td></tr>
<tr><td>Materials</td><td>Construction and materials reflecting traditional period and style.</td></tr>
<tr><td>Fencing</td><td>Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.<br><br>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Significant Institutional buildings. Many residences are located at the top of the hill, taking advantage of fine views over the city to the south.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Vansittart Park Historic Area Statement (MtG5)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880s-1920s.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| MtG5 | Allotments, subdivision and built form patterns | Adjoining the St Andrews Historic Area, the Vansittart Park area contains uniform residential allotments on a grid pattern. There has been a small number of infill type developments in the area to date. However, the area remains predominantly dwellings on large regular shaped allotments. Generally large, consistent frontages. Predominantly large, consistent allotments. The Vansittart Park provides a sporting ground (with associated amenities) and large open garden areas. |
| | Architectural styles, detailing and built form features | Villa, federation and bungalow style dwellings. |
| | Building height | Predominantly single storey, with two storey additions within roof space to rear of buildings. |
| | Materials | Construction and materials reflecting traditional period and style. |
| | Fencing | Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.<br><br>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building. |
| | Setting, landscaping, streetscape and public realm features | Well landscaped Vansittart Park and the topography of the area adds interest. Streets are not excessively wide by comparison to other areas of Mount Gambier. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Wehl Street South Historic Area Statement (MtG6)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| MtG6 | | |
|---|---|---|
| | Eras, themes and context | 1860s- mid 1920s. |
| | Allotments, subdivision and built form patterns | Wide roads with large, deep allotments, although east-west roads are generally narrow with buildings set close to the street.<br><br>Side setbacks are in some cases small. |
| | Architectural styles, detailing and built form features | Diverse dwelling styles.<br><br>Larger residences predominantly along Wehl Street South.<br><br>Smaller stone or timber-clad workman's cottages close to the railway line.<br><br>Wehl Street Public School. |
| | Building height | Predominantly single storey, with two storey additions within roof space to rear of buildings. |
| | Materials | Stone and timber clad.<br><br>Construction and materials reflecting traditional period and style. |
| | Fencing | Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.<br><br>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building. |
| | Setting, landscaping, streetscape and public realm features | Street set-backs in this area vary considerably, and combined with clusters of historical housing, produce an interesting streetscape.<br><br>Residential streetscape character, including within commercial areas. Unobtrusive advertising. Front fences and garden landscaping. Car parking located to the rear of buildings. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting Rural City of Murray Bridge**

**Adelaide Road Pontoon Historic Area Statement (MuBr1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | Late 19th and early 20th Century. |
| | Allotments, subdivision and built | Linear road pattern. Buildings square to the street. Moderate to large allotment sizes. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>MuBr1</td><td>
<table>
<tr><td>form patterns</td><td></td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs.</td></tr>
<tr><td>Building height</td><td>Low scale, single storey built form.</td></tr>
<tr><td>Materials</td><td>Random limestone rubble. Stone and brick. Local limestone. Iron roofs.</td></tr>
<tr><td>Fencing</td><td>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Entrance to the centre of Murray Bridge. Frontages of developments adequately landscaped. Swimming pool complex.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>MuBr2</td><td>
Mannum Road Historic Area Statement (MuBr2)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th and early 20th Century.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Linear road pattern. Buildings square to the street. Moderate to large allotment sizes.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Varied built form including stone and brick dwellings with verandahs, Victorian dwellings, larger stone and brick cottages with verandahs.</td></tr>
<tr><td>Building height</td><td>Low scale, single storey built form.</td></tr>
<tr><td>Materials</td><td>Random limestone rubble. Stone and brick. Local limestone. Iron roofs.</td></tr>
<tr><td>Fencing</td><td>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Entrance to the centre of Murray Bridge.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>MuBr3</td><td>
Swanport Road Historic Area Statement (MuBr3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Includes land between Mary Terrace and Rachel Street where some of the first subdivisions in Murray Bridge occurred in 1873.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Grid like pattern involving a number of narrow lanes and varying street widths. Consistent setback distances to both the front and side of dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Dwellings in this locality display a strong repetitive architectural style.</td></tr>
<tr><td>Building height</td><td>Low scale, single storey built form.</td></tr>
<tr><td>Materials</td><td>Random limestone rubble. Stone and brick. Local limestone. Iron roofs.</td></tr>
<tr><td>Fencing</td><td>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Entrance to the centre of Murray Bridge. Larger, well established front gardens.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting Naracoorte Lucindale**

NALU1

**Livingston Street, Naracoorte Historic Area Statement (NaLu1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | 1870s to 1890s and turn of the 20th century. |
| Allotments, subdivision and built form patterns | Small allotments. |
| Architectural styles, detailing and built form features | Single- and double- fronted detached cottages (typically involving two rooms). |
| Building height | Single storey. |
| Materials | Local stone, fibro-sheet and weatherboard, corrugated iron and patterned sheet metal. |
| Fencing | Open fencing predominantly wire and picket style no more than 1.2 metres. |
| Setting, landscaping, streetscape and public realm features | Buildings positioned close to street frontages, landscaped front gardens and wide grassed verges. |
| Representative Buildings | [Not identified] |

**Historic Areas affecting City of Norwood, Payneham and St Peters**

NPSP1

**College Park Historic Area Statement (NPSP1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| | |
|---|---|
| Eras, themes and context | Subdivision during the 1870s with dwellings built between 1870s and 1920s. Detached dwellings. |
| Allotments, subdivision and built form patterns | Consistent pattern of prestigious single-storey detached dwellings on very large, spacious allotments fronting wide, tree-lined streets. Very low density.<br><br>Side and rear setbacks providing large separation distances between dwellings. |
| Architectural styles, detailing and built form features | Double fronted, symmetrical and asymmetrical dwellings; East Adelaide Investment Company dwellings; Larger villas and mansions; Victorian villas; Edwardian Queen Anne and Art Nouveau.<br><br>The double fronted, symmetrical and asymmetrical dwellings in the College Park Policy Area are an elegant larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element. The external walls are generally constructed of bluestone or dressed and coursed sandstone. Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling. |
| Building height | Single storey, two storey in some locations. |
| Materials | External walls made of bluestone or dressed and coursed sandstone. Stone, brick and rendered masonry.<br><br>Traditional colours and materials. |
| Fencing | Low, open front fencing (including secondary streets to the main façade of building) associated with the traditional period and style of the building up to 1.2m (masonry), 1.5m (wrought iron, timber and wire) and 2m (masonry pillars) in height, allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or<br><br>corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period; or timber picket, timber paling or woven crimped wire; or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. Side fences along street corners continue the detailing of the front fence to the house alignment, solid fencing beyond this point in traditional materials. |
| Setting, landscaping, | Dwellings have sizeable setbacks from all boundaries and are typically set in large landscaped grounds with front boundaries defined by fencing of various styles. |

| Statement# | Statement |
|---|---|
| | streetscape and public realm features: Open landscape character to front garden, which enhances dwelling and streetscape quality.<br><br>Wide streets lined with mature trees. |
| | Representative Buildings: Identified - refer to SA planning database. |

**Hackney North Historic Area Statement (NPSP2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| NPSP2 | |
|---|---|
| Eras, themes and context | Predominantly pre 1920s, some pre 1940s dwellings. Detached, semi-detached and row dwellings. |
| Allotments, subdivision and built form patterns | Small narrow fronted allotments on narrow streets. |
| Architectural styles, detailing and built form features | Humble, mainly double fronted (with some single fronted) single storey cottages, in detached, semi-detached and row dwelling configurations. |
| Building height | Single storey. |
| Materials | Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls. |
| Fencing | Low, open front fencing (including secondary streets to the main façade of building) reflecting the traditional period and style of the associated building up to 0.9m in height, allowing views to building. Rear and side fencing behind the alignment of the main dwelling face to 1.8m.<br><br>Timber picket, timber dowelling, simple masonry and cast iron palisade.<br><br>Side and rear fences are in traditional materials, such as timber, corrugated iron or well detailed masonry. |
| Setting, landscaping, streetscape and public realm features | Consistent pattern of narrow streets with dwellings built close to street with minimal setbacks and separation distances. |
| Representative Buildings | Identified - refer to SA planning database. |

**Hackney South Historic Area Statement (NPSP3)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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| NPSP3 | |
|---|---|
| Eras, themes and context | Detached, semi-detached and row dwellings. |
| Allotments, subdivision and built form patterns | Closely packed arrangement of buildings built close to the street frontage. Mainly small narrow fronted allotments which generally only allow for dwellings with a single room width, rear service lanes. Some sizeable allotments along parts of Osborne Street.<br><br>Primary dwelling frontages are to streets, not lanes. |
| Architectural styles, detailing and built form features | Small, mainly single-fronted dwellings, in detached, semi-detached and row dwelling configurations. Some elevated dwellings along eastern side of Westbury Street. Verandahs along the primary frontage of dwellings.<br><br>Dwellings simple in structure and plan. |
| Building height | Single-storey. |
| Materials | Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls. |
| Fencing | Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to building. Original design and materials, such as timber picket, timber dowelling or simple masonry and cast iron palisade. |
| Setting, landscaping, streetscape and public realm features | Consistent pattern of narrow streets and rear service lanes. Rear lanes used for vehicular access and garages. Streets lined with mature exotic street trees. Landscaped gardens to sizeable allotments. |
| Representative Buildings | Identified - refer to SA planning database. |

**Joslin / Royston Park Historic Area Statement (NPSP4)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

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The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1900s-1930s. Detached dwellings.<br><br>Joslin/Royston Park Historic Area is divided into two separate locations:<br><br>the area around First and Second Avenue, north of Lambert Road, in the suburb of Royston Park, and the area centred around Fourth, Fifth and Sixth Avenues in the suburb of Joslin.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Regular pattern of large allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single storey detached dwellings. Bungalows. Edwardian (such as Queen Anne) and Federation dwelling styles. Some Tudor style dwellings with a steeper roof pitch, tiled roof and heavy columns.</td></tr>
<tr><td>Building height</td><td>Single-storey, two storeys in some locations.</td></tr>
<tr><td>Materials</td><td>Stone dwelling walls and original joinery.</td></tr>
<tr><td>Fencing</td><td>Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush or timber and wire) and 2m (masonry pillars), allowing views to dwelling. Original design and materials, such timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other Victorian dwellings.<br><br>Timber picket, timber paling or woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber paling, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for Bungalow and Tudor house styles.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Area characterised by regularity of the wide, tree lined avenues.<br><br>Landscaped garden setting, particularly in front of dwelling; Streets lined with distinctive street trees.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>NPSP5</td><td>
Kensington 1 Historic Area Statement (NPSP5)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1838-1860; 1861-1880; 1881-1900; 1901-1915; 1916-1939.<br><br>Residential urban village characterised by buildings, settings street patterns and natural features. Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Larger Victorian-style brick and stone buildings, Federation era brick and stone buildings and bungalow-styled buildings of the post-1918 period.<br><br>Significant corner buildings contribute to the character.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Pise, stone or brick.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The unique diagonal street pattern of Kensington is an important part of its character.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Kensington 2 Historic Area Statement (NPSP6)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.
</td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP6</td><td>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Dominant and historic institutional buildings of the St Joseph's Convent. Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>St Joseph's Convent buildings.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Car parking and service areas are at the rear of buildings.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>NPSP7</td><td>Kent Town 1 Historic Area Statement (NPSP7)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre 1890 (Victorian) and 1890-1915 (turn-of-the-century), 1915-1940 (bungalows). Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern with large scale villas. Smaller scale row houses and courtyard-style housing on Little Angas and Little Wakefield Street frontages.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Large-scale Victorian and turn-of-the-century villas set well back from the street frontage in mature garden settings together with other historic buildings including cottages and bungalows.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Stone, brick, natural coloured bagged render and/or brick as the main external finish to walls.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>NPSP8</td><td>Kent Town 2 Historic Area Statement (NPSP8)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre-1920s. Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern. Smaller scale row houses and courtyard-style housing on Dew Street frontage.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Double and single-fronted cottages.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Bluestone or sandstone.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Consistency of front set-backs, in particular, the row of double-fronted houses in Grenfell Street.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP9</td><td>
Marden (Broad Street / Pollock Avenue) Historic Area Statement (NPSP9)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Small group of dwellings, dating from 1910s.<br><br>Detached dwellings. Semi-detached dwellings on Broad Street.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern.<br><br>Detached dwellings of modest proportions, set relatively close to Pollock Avenue.<br><br>Mix of detached and semi-detached dwellings on Broad Street.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Detached dwellings of modest proportions. Features such as the typical bull-nose verandah and gable ends, which are elaborated with strapping or finials.</td></tr>
<tr><td>Building height</td><td>Single-storey.</td></tr>
<tr><td>Materials</td><td>Unpainted stone, corrugated iron roofing materials and joinery.</td></tr>
<tr><td>Fencing</td><td>Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, timber and wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket and paling, woven crimped wire, or corrugated iron or mini orb within timber framing.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Narrow street width, street plantings and footpath treatments of Pollock Avenue.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>NPSP10</td><td>
Maylands Historic Area Statement (NPSP10)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 1800s onwards. Detached and semi-detached dwellings.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Similar to Stepney area but with greater percentage of larger allotments, with proportionately larger homes. Allotments of generous size. Original historic pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Double-fronted detached villas and cottages of modest proportions with substantial established gardens.<br><br>Single-fronted attached dwellings of sandstone and bluestone construction.<br><br>Remaining corner shop structures.<br><br>Verandahs along the primary frontage.</td></tr>
<tr><td>Building height</td><td>Single-storey.</td></tr>
<tr><td>Materials</td><td>Sandstone and bluestone.</td></tr>
<tr><td>Fencing</td><td>Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry) or 1.5m (other materials), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Relatively wide streets in the original subdivision layout. Landscaping around a dwelling, particularly in the front garden, is an important design element as it enhances the dwelling and adds to the appearance and quality of the streetscape.<br><br>Street trees are present in most of the streets and make a solid contribution to the overall character.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Norwood 1 Historic Area Statement (NPSP11)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can
</td></tr>
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<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP11</td><td>
comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th Century (pre 1920s).<br><br>Residential. Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern. Consistent front setback patterns.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single-fronted and double-fronted cottages.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Bluestone, sandstone, pise or brick.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>NPSP12</td><td>
Norwood 2 Historic Area Statement (NPSP12)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th Century and turn-of-the-century.<br><br>Residential. Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern. Limited front and side setbacks.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Single-fronted, double-fronted, semi-detached and row cottages.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Bluestone or sandstone with brick.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>[Not stated]</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>NPSP13</td><td>
Norwood 3 Historic Area Statement (NPSP13)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre 1890s (Victorian) and turn-of-the-century (pre 1920).<br><br>Range of dwelling types.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original historic pattern.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Villas and double-fronted cottages.<br><br>Prominent key heritage buildings e.g. St Bartholomew's Church.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Sandstone or bluestone with brick.</td></tr>
<tr><td>Fencing</td><td>Generally low, reflecting the traditional period, style and form of the associated building.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Set-back consistently with landscaped frontages.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | *[Not identified]* |
| NPSP14 | **Norwood 4 Historic Area Statement (NPSP14)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Late 19th Century, early 20th Century and some later period dwellings (pre 1940).<br><br>Range of dwelling types. |
| | Allotments, subdivision and built form patterns | Original historic pattern.<br><br>Front setbacks of varying depths in various streetscapes. |
| | Architectural styles, detailing and built form features | Late 19th Century small-scale maisonettes and single and double-fronted cottages (mainly in Moulden, Clara, Bonney, Vernon and Foster Streets), early 20th Century villas (mainly in George and Queen Streets, the western side of Moulden Street and the western end of Prosser Avenue) and some later period bungalows, including Tudor-style bungalows mainly in the eastern part of Prosser Avenue but also in George Street). |
| | Building height | Up to two storeys. |
| | Materials | Bluestone or sandstone and brick. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Dwellings generally have landscaped frontages. |
| | Representative Buildings | *[Not identified]* |
| NPSP15 | **Norwood 5 Historic Area Statement (NPSP15)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1860 to 1920.<br><br>Range of dwelling types. |
| | Allotments, subdivision and built form patterns | The consistency of the streetscapes of Willis and Colliver Streets, Montrose Avenue and the western side of Charles Street either side of the intersection with Montrose Avenue.<br><br>Development of a more generous scale which fronts William Street.<br><br>Overall topography relating to the alignment of First Creek through the area. |
| | Architectural styles, detailing and built form features | Single-fronted and double-fronted cottages, semi-detached cottages, other semi-detached dwellings, villas of various forms, and a mansion.<br><br>Prominent remaining corner shop structures. |
| | Building height | Up to two storeys. |
| | Materials | Bluestone or sandstone, often with the side and rear walls of brick or rubble, and incorporating hipped or gable-end roofs of corrugated iron together with verandahs typical of the era in which the respective buildings were constructed. |
| | Fencing | Generally low, reflecting the traditional period, style and form of the associated building. |
| | Setting, landscaping, streetscape and public realm features | *[Not stated]* |

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | *[Not identified]* |

**NPSP16**

**Payneham (Harcourt Road) Historic Area Statement (NPSP16)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Early 1900s and 1918-30 (State Bank bungalows). Detached dwellings. |
| Allotments, subdivision and built form patterns | Medium sized allotments. Large frontages. |
| Architectural styles, detailing and built form features | Early 1900s architectural housing styles in Harcourt Road - post Federation Villa style dwellings.<br>State Bank bungalows in Kapunda Terrace.<br>Local shop and attached dwelling at the junction of Harcourt Road and Kapunda Terrace.<br>Original verandahs along the primary frontage.<br>Well preserved housing stock, particularly in Harcourt Road. |
| Building height | Single storey. |
| Materials | Unpainted stone, corrugated iron roofing materials and joinery. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, timber and wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for villas.<br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows.<br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| Setting, landscaping, streetscape and public realm features | The consistent early tree planting of mature natives species, including Lilly Pillys and Myrtles, particularly along Harcourt Avenue, will continue to define and unify the historic character of this street.<br>Buildings located in garden setting. |
| Representative Buildings | Identified - refer to SA planning database. |

**NPSP17**

**Payneham (Henry Street/George Street) Historic Area Statement (NPSP17)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Pre 1890s (Victorian) and 1890s-1910s (Edwardian).<br>Detached and semi-detached dwellings. |
| Allotments, subdivision and built form patterns | Historic settlement sections of George Street and Henry Street, Payneham.<br>Dwellings closely set on small, narrow fronted allotments and built close to the street with minimal setbacks and separation distances.<br>Original verandahs. |
| Architectural styles, detailing and built form features | Small Victorian and Edwardian / federation cottages in detached and semi-detached configurations which are an important relic of early residential development in this section of Payneham.<br>Dwellings simple in structure and plan. |
| Building height | Single storey. |
| Materials | Unpainted sandstone and bluestone, corrugated iron roofing materials and joinery. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including Henry Street / George Street corners and any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling.<br>Timber picket, timber dowelling, simple masonry and cast iron palisade, or corrugated iron or mini orb within timber framing.<br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | Distinctive historic streetscape character established through the pattern of narrow streets and distinctive street trees. |
| | Representative Buildings | Identified - refer to SA planning database. |

NPSP18

**St Peters Historic Area Statement (NPSP18)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1870 - 1930s. Detached and semi-detached dwellings. |
| Allotments, subdivision and built form patterns | Mix of close-set, single-fronted cottages on narrow allotments and a range of cottages and villas set on larger allotments with more substantial established gardens, in wide streets, often with rear service lanes. Rear lanes used for vehicular access and garages<br><br>In College Park and along Fifth and Sixth Avenue - small to medium sized allotments.<br><br>In this section of First Avenue - modest sized allotments. |
| Architectural styles, detailing and built form features | In College Park and along Fifth and Sixth Avenue - mainly single-storey double-fronted villas and detached dwellings of modest proportions with some single-fronted dwellings.<br><br>In this section of First Avenue - reasonably compact single-fronted, double-fronted, and villa-type dwellings. |
| Building height | Single storey. |
| Materials | Sandstone and bluestone construction. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, timber and wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| Setting, landscaping, streetscape and public realm features | In College Park and along Fifth and Sixth Avenue - Reasonably wide streets are characteristic of this area, with significant street planting and fenced front boundaries.<br><br>Rear vehicle access lanes.<br><br>Landscaping around dwellings is an important design element.<br><br>Streets lined with mature exotic street trees. |
| Representative Buildings | Identified - refer to SA planning database. |

NPSP19

**Stepney Historic Area Statement (NPSP19)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1850 - 1890s. Detached, semi-detached and row dwellings. |
| Allotments, subdivision and built form patterns | Intricate pattern of development.<br><br>Dwellings built on small, narrow-fronted allotments, close to the street frontage with minimal setbacks and separation.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form features | Single and double fronted single storey cottages, in detached, semi-detached and row dwelling configurations, with some modest villas and bungalows.<br><br>Dwellings simple in structure and plan. |
| Building height | Single storey. |
| Materials | Bluestone and sandstone. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m, allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade. |

| Statement# | Statement | |
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| | Setting, landscaping, streetscape and public realm features | Street trees feature to a varying degree due to the species selection and age of planting.<br><br>Rear lanes used for vehicular access and garages |
| | Representative Buildings | Identified - refer to SA planning database. |

NPSP20

**The Avenues Historic Area Statement (NPSP20)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Between the late 1870s and 1900, between the 1900s and the 1920s, and inter-war.<br><br>Detached dwellings. |
| Allotments, subdivision and built form patterns | Historic streetscape created by the regularity of the avenues and the development patterns that have formed around them.<br><br>Primary dwelling frontages to streets, not lanes. |
| Architectural styles, detailing and built form features | Predominantly single-storey, detached, late Victorian Italianate villas of reasonably substantial proportions.<br><br>Elsewhere - the consistent styles of detached late Victorian Italianate villas of reasonably substantial proportions.<br><br>Double fronted asymmetrical dwellings are the most common dwelling type, although there are a range of symmetrical dwellings, East Adelaide Company dwellings and some larger villas and mansions.<br><br>The double fronted symmetrical and asymmetrical dwellings are an elegant, larger version of the simple colonial cottage with the addition of a projecting wing (in the case of the asymmetrical dwelling), a more elaborate verandah and increased detailing in plaster and render work around openings. The pitch and size of the roof makes this an important design element.<br><br>Verandahs along the front elevation are another important element of both the double fronted symmetrical and asymmetrical dwelling.<br><br>Some Edwardian style housing (such as Queen Anne and Art Nouveau styles), generally located within the later subdivided areas or on blocks which were re-subdivided from larger allotments.<br><br>Joslin portion of this Policy Area - reflects general character, some of the dwelling stock, particularly towards the Lambert Road boundary, graduates into the 1920s style of housing, introducing with it a component of inter-war housing such as bungalows. |
| Building height | Predominantly single-storey, up to two storeys in some locations. |
| Materials | Bluestone or sandstone dressed and coursed. |
| Fencing | Low, open fencing that reflects the period and style of the dwellings. Front fencing (including any secondary street frontage up to the alignment to the fain face of the dwelling) generally low in height up to 1.2m (masonry), 1.5m (wrought iron, brush, timber and or wire or woven mesh) and 2m (masonry pillars), allowing views to dwelling.<br><br>Timber picket, timber dowelling, masonry and cast iron palisade, or corrugated iron or mini orb within timber framing for cottages, villas and other dwellings built during the Victorian period.<br><br>Timber picket, timber pailing, woven crimped wire, or corrugated iron or mini orb within timber framing for Edwardian dwellings.<br><br>Timber pailing, wire mesh and timber or tube framing, woven crimped wire, or masonry with galvanised steel ribbon for bungalows, Tudors and inter-war dwellings.<br><br>Side and rear fences in traditional materials such as timber, corrugated iron or well-detailed masonry. |
| Setting, landscaping, streetscape and public realm features | Landscaping around a dwelling, particularly in the front garden, is an important design element.<br><br>In St Peters, wide tree lined streets, with mature street trees and rear lanes used for vehicular access and garages |
| Representative Buildings | Identified - refer to SA planning database. |

**Dequetteville Terrace Historic Area Statement (NPSP21)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

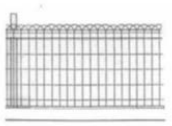
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Late 19th Century and early 20th Century.<br><br>Buildings primarily originally constructed as dwellings but now used for a range of land uses, including office, consulting rooms, residential, tourist and other accommodation. |
| Allotments, subdivision and built form patterns | *[Not stated]* |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>NPSP21</td><td>
<table>
<tr><td>Architectural styles, detailing and built form features</td><td>Grand scale late 19th Century and early 20th Century mansions set well back from the Dequetteville Terrace frontage.<br><br>Two detached single-storey buildings (large former dwelling and a bungalow-style dwelling) in established garden settings.</td></tr>
<tr><td>Building height</td><td>Up to three storeys.</td></tr>
<tr><td>Materials</td><td>[Not stated]</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Vehicular movement is dominated by Dequetteville Terrace, which provides primary access for delivery, service, visitors and residents' vehicles, in preference to access via the adjoining residential area.<br><br>One of the few remaining sections of Adelaide City Parkland frontage developed in the late 19th and early 20th centuries, which is still substantially intact.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>NPSP22</td><td>
Kensington (Mixed Use) Historic Area Statement (NPSP22)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Pre 1890s, Victorian and post 1918 period.<br><br>Offices, consulting rooms and residential dwellings generally utilising historic buildings, with new residential apartments and townhouses.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Early buildings of pise, stone or brick construction.<br><br>Larger Victorian-styled brick and stone buildings.<br><br>Federation era brick and stone buildings.<br><br>Bungalow-styled buildings of the post-1918 period.</td></tr>
<tr><td>Building height</td><td>Up to two storeys.</td></tr>
<tr><td>Materials</td><td>Pise, stone or brick construction. Unpainted brickwork, stonework and original corrugated iron roofing material.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Existing character created by buildings and settings which reflect the principal historic development periods of the urban village of Kensington.<br><br>Vehicular movement is dominated by The Parade which abuts the northern edge of the policy area. This frontage provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential area, except where vehicular access to sites with frontages to Hill Street, Shipsters Road, Bowen Street and Phillips Street is provided from those streets.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Payneham Road Historic Area Statement (NPSP23)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1870s and 1880s, early 1900s, and post-World War II.<br><br>Offices, consulting rooms and residential dwellings generally utilising historic buildings, with new residential apartments and townhouses. Mixed business strip, shops, administrative, shop/dwellings, civic and institutional buildings. Local commercial activities. Shopping facilities north of St Peters Street.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Minimal set back from the Payneham Road frontage.</td></tr>
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| Statement# | Statement | |
|---|---|---|
| NPSP23 | | |
| | Architectural styles, detailing and built form features | Valued architectural elements fronting Payneham Road including verandahs, façade treatments (including windows and entrances), shopfront detailing and roof and parapets.<br><br>Street-level coherence across signage, canopies, shopfronts and overhanging fabric of buildings such as cornices. |
| | Building height | Single and two -storey. |
| | Materials | Original materials and finishes including unpainted brickwork, stonework and corrugated iron roofing. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Vehicular movement is dominated by Payneham Road, which provides primary access for delivery, service and visitors vehicles. Access and car parking is generally shared. Car parking is generally located to the rear of buildings, or otherwise sensitively located. |
| | Representative Buildings | Identified - refer to SA planning database. |
| NPSP24 | **Portrush Road Historic Area Statement (NPSP24)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880s and 1890s.<br><br>Offices, consulting rooms and residential dwellings generally utilising historic buildings. |
| | Allotments, subdivision and built form patterns | Consistent setbacks. |
| | Architectural styles, detailing and built form features | Valued architectural elements fronting Portrush Road including verandahs, original openings (i.e. doors and windows) in external walls, roof form and pitch and façade treatments.<br><br>Residential character.<br><br>The historically significant Funeral Parlour on Portrush Road, Payneham. |
| | Building height | Single storey. |
| | Materials | *[Not stated]* |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Vehicular movement is dominated by Portrush Road, which provides primary access for delivery, service and visitors vehicles. Car parking is generally located to the rear of buildings. |
| | Representative Buildings | Identified - refer to SA planning database. |
| NPSP25 | **The Parade / Fullarton Road Historic Area Statement (NPSP25)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Pre 1890s (Victorian).<br><br>Offices, consulting rooms and residential dwellings, generally utilising historic buildings, with new residential apartments and townhouses. |
| | Allotments, subdivision and built form patterns | *[Not stated]* |
| | Architectural styles, detailing and built form features | Victorian villas, large two storey mansion buildings, double-fronted houses and groups of two storey row houses.<br><br>Consistent set-backs. Buildings which address Fullarton Road and The Parade have deep set-backs. |
| | Building height | Generally up to two storeys. |
| | Materials | Sandstone or bluestone. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | Vehicular movement is dominated by The Parade, |

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| | | Fullarton Road, Rundle Street and Little Dew Street, which provides primary access for delivery, service, visitors' and residents' vehicles, in preference to access via the adjoining residential areas.<br><br>Well established garden settings.<br><br>High standard of landscaping incorporating large trees which reinforce the leafy avenue character of these roads. |
| | Representative Buildings | *[Not identified]* |
| NPSP26 | **Heathpool Historic Area Statement (NPSP26)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | An area which demonstrates its origin as a locally significant subdivision of land in 1917, following the sale of Heathpool farm. The subdivision by land developers Wilkinson, Sando and Wyles, created 40 allotments, forming a new residential estate known as 'Toorak East'.<br><br>Developed during the Inter-War period (1915-1945) after the main phases of suburban development (on northern side of Kensington Road) were completed. This area was developed at the same time as similar subdivisions in nearby parts of the City of Burnside.<br><br>An intact area displaying historic construction styles built from 1920 featuring large houses and gardens in Stannington Avenue, dominated by wide-fronted bungalow style dwellings. Later construction of mainly middle-class housing in Rothbury Avenue, dominated by Old English style dwellings.<br><br>The southern extent of the Historic Area along Rothbury Avenue abuts and shares the built form character, patterns and housing styles of the Tusmore Historic Area (in the City of Burnside). |
| | Allotments, subdivision and built form patterns | Largely intact original subdivision pattern, comprising grid pattern of original allotment sizes, providing regularity and consistency laid out along the east-west streets.<br><br>Large single storey detached dwellings with bespoke decorative and ornate detailing on large allotments, especially along Stannington Avenue, including double allotments bought and retained as single holdings and other sites with extensive landscaped open space.<br><br>Allotments are generally between 1000m² and 1400m². Sites comprised of double allotments in the order of 1700m² to 2500m².<br><br>Frontages are generally between 21 and 33 metres. Sites comprised of double allotments with total frontage width in the order of 42 to 53 metres.<br>Front setbacks are generous and range from 9 metres to 21 metres.<br><br>Spaciousness around dwellings with site coverage in the order of 30 to 45 per cent on original allotments.<br><br>Side setbacks are a feature of the locality providing large separation distances between dwellings of between 1 to 5 metres, with limited original development built on the side boundary. Setback patterns are generally asymmetrical, with varied space on either side of dwellings.<br><br>Street facing dwellings enhanced by their landscaped settings. |
| | Architectural styles, detailing and built form features | Notable dwellings include large and finely crafted 1920s Inter-War Bungalow dwellings with form, scale and detailing reflective of 1920s-era homes of the wealthy, lining both sides of Stannington Avenue.<br><br>Along the northern side of Rothbury Avenue are highly intact examples of middle-class Inter-War Old English dwellings and Inter-War Bungalow dwellings of varying designs, repeated on southern side of Rothbury Avenue in City of Burnside – Tusmore Historic Area to form a consistent streetscape.<br><br>Porches and verandahs in keeping with the scale and style of associated dwellings, either projecting or as a continuation of the main roof structure.<br><br>Hip and gable roof forms with roof pitches of 20 to 30 degrees on Bungalows and up to approximately 45 degrees on Inter-War Old English dwellings. Visible chimneys are a feature of the distinctive roofing detail in this area.<br><br>Where a second building level exists, it is setback from side boundaries and incorporated within the roof-pitch.<br><br>Single-width open style carport alongside and sometimes incorporated into the roof form with matching masonry pillars, or generously recessed is a feature of Inter-war dwellings in the area.<br><br>Free-standing or enclosed ancillary buildings are sited to the rear of the associated dwelling. |
| | Building height | Dwelling height to the roof ridge in the order of 5 to 8 metres.<br><br>Predominantly single storey, except for original lofts, dormer windows or other upper storey elements in some taller dwellings where the second level is incorporated with minimal interruption to the pitched roof-form. |
| | Materials | Feature front walls materials consistent with era of original construction including freestone, sandstone and brickwork. |

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| | | Verandah balustrades of red brick, freestone or rendered brick, often with feature pillars supporting the verandah roof. Bungalow styles featuring a front timber pergola adjoining the verandah.<br><br>Pitched roofs in galvanised iron sheet or terracotta tiles, including double steep gables.<br><br>Original materials and finishes and unpainted masonry.<br><br>Detailing around doors, windows, wall edges and gables. Timber framed sash or casement style window openings and use of projecting bay windows.<br><br>Natural and muted colour palette (including the use of red brick and terracotta) with colour highlights in the detailing such as quoins. |
| | Fencing | Front fences are generally open style and low in height (to 1.2 metres high) permitting good views of the dwelling and its curtilage.<br><br>Fencing materials commonly associated with Inter-War Bungalow and Inter-War Old English dwelling styles, was typically woven wire or chain mesh with timber or galvanised tube framing and/or hedge, or a low masonry plinth wall.<br><br><br> |
| | Setting, landscaping, streetscape and public realm features | Spacious front and side gardens with extensive landscaping are features of this locality and are important in the setting of historic building forms.<br>Tree lined streets creating a leafy public realm.<br><br>Trees and tennis courts on larger sites, adding to the sense of buildings integrated into landscaped settings.<br><br>Narrow access points which maximise the extent of unbroken street frontage and front landscaping with single width driveways. |
| | Representative Buildings | Identified - refer to SA planning database. |
| **Historic Areas affecting City of Onkaparinga** | | |
| Onka1 | **Clarendon Historic Area Statement (Onka1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s - 1890s.<br><br>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport, Water Catchment and Supply, Social Services, Religion, Education, Law and Order, Local Government. |
| | Allotments, subdivision and built form patterns | Township allotments set out from the main road (Grants Gully Road) which winds its way along the floor of a valley and Turners Gully Road.<br><br>Relatively large allotments, typical of a country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.<br><br>Substantial space between buildings.<br><br>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.<br><br>Building frontages are parallel to streets becoming more random out from the centre of the township.<br><br>Dwellings with frontage to Turners Gully Road and/or Clarendon Road sited on the lower slopes of hillsides or within the valley floor. |
| | Architectural styles, detailing and built form features | Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.<br><br>Agriculture and viticulture related structures such as winery buildings, farmhouses and barns.<br><br>Public buildings such as police station, courthouse, school, former institute building (hall) with Victorian Gothic and similar styles of the Victorian era. Churches and cemeteries. Hotel, general store and shops. Transport related structures such as bridges.<br><br>War memorial.<br><br>Roof types: M - shaped, gable, hipped, concave or straight-pitched veranda, steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods<br><br>short roof spans<br><br>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills |
| | Building height | Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings.<br><br>Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. |

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| | | Tall single-storey churches and institutional and public buildings that are generally exceptions and landmarks that punctuate the streetscape and stand out because of their difference in scale. |
| | Materials | Masonry - random rubble, roughly-coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work<br><br>Roof - slate or corrugated iron<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts<br><br>Consistent with the materials used in the 1840s-1890s buildings within the township.<br><br>Unobtrusive, natural colours. |
| | Fencing | Picket fence. Woven wire. Timber post-and-rail or post-and-wire<br><br>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Lineal township laid out along a narrow valley floor.<br><br>Township located within a steeply-sided valley and a hillside, rural setting.<br><br>Narrow streets.<br><br>The reservoir and the Onkaparinga River.<br><br>Mature landscape environment where well-established trees and vegetation reinforce the country township character and emphasise the space between buildings.<br><br>Village or rural township character.<br><br>Vistas and views into and out of the township are important. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Onka2 | **Kangarilla Historic Area Statement (Onka2)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s - early 1900s.<br><br>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Education. |
| | Allotments, subdivision and built form patterns | Concentrated on McLaren Flat Road.<br><br>Relatively large allotments, typical of country township. Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.<br><br>Substantial space between buildings.<br><br>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. Sense of space and country township character.<br><br>Building frontages parallel to streets. |
| | Architectural styles, detailing and built form features | Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences.<br><br>Agriculture and viticulture related structures such as farmhouses, barns, stables, sheds, outbuildings, and winery. Public buildings such as school, post office, hall. Churches and cemeteries. Hotel, general store and shops.<br><br>Rectilinear plan form. Low-scale. High solid-to-void ratio.<br><br>Typically two or more pavilions rather than a single mass.<br><br>Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest.<br><br>Lean-to forms are common and break down bulk and scale.<br><br>Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>Roof types: M - shaped, gable, hipped. Concave, bullnose or straight-pitched veranda. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. short roof spans. |
| | Building height | Predominantly single-storey. Single-storey residential buildings with some two-storey or part two-storey dwellings or shop/dwellings. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Tall single-storey churches and institutional and public buildings that are exceptions |
| | Materials | Masonry - random rubble, roughly coursed stone, unpainted local bluestone, sandstone, some with brick or rendered quoin work. |

| Statement# | Statement | |
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| | | Roof - corrugated iron, slate, stringy bark shingles.<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.<br><br>Consistent with the materials used in the 1840s-1890s buildings within the township. |
| | Fencing | Post-and-rail. Crude picket. Timber post-and-rail or post-and-wire.<br><br>Low (approximately 1.2 metres in height) sandstone rubble. Original front fences associated with era and style of building, which maintain views of the building from the public realm.<br><br>Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Positioned at the junction of four main roads. Township confined to small cluster of buildings sited adjacent the major road junction. Presence of reliable creek. Rural township character. Mature landscape environment well-established trees and vegetation emphasise space between buildings. Farmhouses around the township area. Relatively broad road reserves. Informal footpaths and road edges. |
| | Representative Buildings | *[Not identified]* |
| Onka3 | **Old Reynella Historic Area Statement (Onka3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s - 1920s.<br><br>Early European survey and settlement in the regional areas around Adelaide; Pastoralism, Agriculture, Viticulture, Tertiary Industries, Communications, Road Transport/Coaching routes, Railway Services, Social Services, Religion, Education. |
| | Allotments, subdivision and built form patterns | Varied allotment sizes and pattern within the township. |
| | Architectural styles, detailing and built form features | Symmetrical and asymmetrical cottages with Victorian stylistic influences. Schools, hotel. Transport-related buildings such as horse changing station.<br><br>Smaller cottages with rectilinear plan form. Low-scale. High solid-to-void ratio. Typically, two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods Short roof spans. |
| | Building height | Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks. Historic character punctuated by more recent infill and shopping facilities. |
| | Materials | Masonry - limestone, sandstone (coursed), random rubble, some stucco and rendered finishes.<br><br>Quoins - rendered, brick.<br><br>Roof - corrugated iron.<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. |
| | Fencing | Picket fencing. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Narrow residential streets presenting variety in the age and style of buildings.<br><br>Attractive public open spaces formed around the Field River.<br><br>Creek line running through the centre of the town. |
| | Representative Buildings | *[Not identified]* |
| | **Old Noarlunga Historic Area Statement (Onka4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1840s - 1930s.<br><br>Bungalows and c1920s stage of development. |

| Statement# | Statement | |
|---|---|---|
| Onka4 | | Early European survey and settlement in the regional areas around Adelaide; Agriculture, Flour Milling, Tertiary Industries, Communications, Road Transport, Water Transport, Social Services, Religion, Education, Local Government. |
| | Allotments, subdivision and built form patterns | Allotments perpendicular to gently curving roads that follow the line of the adjacent Onkaparinga River. Large allotments with large frontages. |
| | Architectural styles, detailing and built form features | Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian, Federation and Inter-War Bungalow stylistic influences.<br><br>Public buildings such as school, former post office, former institute building (hall). Churches and cemeteries. Hotel and shops. Former flour mill. Transport-related structures such as bridges.<br><br>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>Roof types: gable. Steeply-pitched, typically 30 to 40 degrees, (slightly lower for bungalows), reflecting traditional architectural styles and building methods. Short roof spans |
| | Building height | Predominantly single-storey, with some 2 storey.<br><br>Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks. |
| | Materials | Masonry - limestone, sandstone, bluestone - random rubble, some rendered elements<br><br>Quoins - rendered, brick<br><br>Roof - corrugated iron, gables with timber strapping<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.<br><br>Cream, dark green and muted-earth colours. |
| | Fencing | Randomly-laid stone. Post-and-rail. Timber picket. Woven wire<br><br>Original front fences associated with era and style of building, which maintain views of the building from the public realm.<br><br>Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Sited in a bend of the Onkaparinga River.<br><br>Enclosed by prominent steep river embankments.<br><br>Township edges defined by open space and national park.<br><br>Self-contained village with a strong 'main street' character.<br><br>Town square (former Market Square).<br><br>Horseshoe Park. |
| | Representative Buildings | *[Not identified]* |
| Onka5 | **Port Willunga Historic Area Statement (Onka5)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s - 1930s.<br><br>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Road Transport, Water Transport/Shipping, Social Services, Leisure Pursuits/Holidaymaking. |
| | Allotments, subdivision and built form patterns | Radiating layout from north-easterly point where Mindarie Street meets the original termination of William Street.<br><br>Traditional grid pattern elsewhere.<br><br>Based on gridiron pattern.<br><br>Views of the hills to east down public streets. |
| | Architectural styles, detailing and built form features | Mid-to-late 1800s stone buildings. Informal inter-war holiday and fishing shacks. Post-war holiday houses. Recent dwellings that draw on the traditional form and scale.<br><br>Informality in the appearance of many buildings arising from additions over time and variety in use of materials. Rectilinear plan form. Low-scale. Typically two or more pavilions rather than a single mass. High solid-to-void ratio. Concave and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills. |

| Statement# | Statement | |
|---|---|---|
| | | Roof types: gable. Hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans. |
| | Building height | Predominantly single-storey, some two-storey (but well-modulated). Single-storey has typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger former hotel is a landmark. |
| | Materials | Masonry - limestone, sandstone, weatherboard, some rendered masonry - random rubble.<br><br>Quoins - rendered, brick.<br><br>Roof - corrugated iron, slate, dark grey.<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. |
| | Fencing | Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Established trees - mature Aleppo Pines, Norfolk Island Pines, Casuarinas. Informal streetscapes often lined with established trees and shrubs. |
| | Representative Buildings | *[Not identified]* |
| Onka6 | **Aldinga Historic Area Statement (Onka6)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850s - 1920s.<br><br>Early European survey and settlement in the regional areas around Adelaide; Agriculture, Tertiary Industries, Communications, Road Transport, Social Services, Religion, Leisure Pursuits, Holidaymaking. |
| | Allotments, subdivision and built form patterns | Village centred on the intersection of Old Coach Road and Port Road.<br><br>Large allotments perpendicular to the roads.<br><br>Allotment sizes increase out from the centre of the township, emphasising the semi-rural environment.<br><br>Substantial space between buildings.<br><br>Buildings are sited relatively close to front boundaries and each other in the centre of the township but front and side setbacks increase as distance from the town centre increases. This pattern of development contributes to the sense of space and rural/country township character.<br><br>Building frontages are parallel to streets becoming more random out from the centre of the township.<br><br>Based on gridiron pattern.<br><br>Views of the hills to the east down public streets. |
| | Architectural styles, detailing and built form features | Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas, asymmetrical cottages and attached shop-dwellings with Victorian stylistic influences. Hotel, former Temperance Inn, former Institute building (hall) and church are landmarks.<br><br>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>Roof types: gable, hipped. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans. |
| | Building height | Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres. Larger hotel and former school building are landmarks. |
| | Materials | Masonry - limestone, sandstone - random rubble.<br><br>Quoins - rendered, brick.<br><br>Roof - corrugated iron, Willunga slate.<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts. |
| | Fencing | Picket. Post-and-rail. Post-and-wire. Hedges. Randomly-laid limestone up to 1.2 metres high. |
| | Setting, landscaping, streetscape and public realm features | Established trees - mature Aleppo Pines, Norfolk Island Pines, Casuarinas. |

| Statement# | Statement | |
|---|---|---|
| | | |
| | Representative Buildings | *[Not identified]* |
| Onka7 | **Willunga Historic Area Statement (Onka7)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Predominantly 1840s - 1900. Early settlement; Agriculture, Slate Quarrying. |
| | Allotments, subdivision and built form patterns | Original subdivision in the late 1830s. Second subdivision of southern part of the township in 1857.<br><br>Laid out around High Street, the main thoroughfare through the town, which cuts diagonally through the original subdivision.<br><br>Allotments perpendicular to High Street in centre of township.<br><br>Grid pattern with allotments perpendicular to streets in southern section of township.<br><br>Original allotments of around half an acre.<br><br>Subsequent land division has occurred, but allotments remain relatively large.<br><br>Early buildings line High street and the road out of Willunga to Aldinga and McLaren Vale.<br><br>Rectilinear.<br><br>Buildings aligned parallel to boundaries. |
| | Architectural styles, detailing and built form features | Simple, vernacular cottages. Mid-to-late 1800s stone buildings with Victorian stylistic influences. Double-fronted cottages, villas and asymmetrical cottages with Victorian stylistic influences. Shops and shop/dwellings with Victorian stylistic influences. Churches and cemeteries. Public buildings such as police station, courthouse, school, former post and telegraph office, post office, former Institute building (hall). Three hotels. Transport-related structures such as bridges.<br><br>Rectilinear plan form. Low-scale. High solid-to-void ratio. Typically two or more pavilions rather than a single mass. Concave, bullnose and straight-pitched verandas on front and sometimes side facades reduce bulk and scale and add visual interest. Lean-to forms are common and break down bulk and scale. Vertical proportions in windows and doors. Fine-grain detail in elements such as plinths, string courses, projecting sills.<br><br>Roof types: hipped. Gable. Steeply-pitched, typically 30 to 40 degrees, reflecting traditional architectural styles and building methods. Short roof spans. |
| | Building height | Variation in the size and sophistication of buildings, from humble cottages to two-storey dwellings and institutional or public buildings. Predominantly single-storey. Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.<br><br>Smaller vernacular cottages. Hotels, former post and telegraph office, former police station and courthouse and former Institute (hall) are landmarks. |
| | Materials | Masonry - local sandstone, pug-with-lime render, some local brick - random rubble, squared.<br><br>Quoins - stone, rendered, brick.<br><br>Roof - corrugated iron, Willunga slate.<br><br>Timber joinery including window frames, door frames, doors, fascias, bargeboards and veranda posts.<br><br>Consistent with the materials used in the 1840s-1900s buildings within the township. |
| | Fencing | Picket. Post-and-rail. Post-and-wire. Slate post-and-wire. Hedges. Randomly-laid stone up to 1.2 metres high. Original front fences associated with era and style of building, which maintain views of the building from the public realm. Rear and side boundary fencing often corrugated galvanised iron up to 1.8 metres in height. |
| | Setting, landscaping, streetscape and public realm features | Commercial and residential buildings indicative of the town's early settlement phase in the mid-1800s. Landmark two-storey buildings in High Street. Range of buildings and uses reflecting the composition of the town's community and enterprise. Town's foothill topography features creek lines. Substantial remnant gum trees. High degree of mature landscaping. |
| | Representative Buildings | *[Not identified]* |
| **Historic Areas affecting Outback Areas (Out of Councils)** | | |
| | **Blinman Historic Area Statement (Ob1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |

| Statement# | Statement | |
|---|---|---|
| Ob1 | Eras, themes and context | Minor service and accommodation centre. |
| | Allotments, subdivision and built form patterns | Original development patterns. |
| | Architectural styles, detailing and built form features | Original built form. |
| | Building heights | Original building heights and scales. |
| | Materials | Original materials and colours. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | The mine and grave yard are important historic sites and the mine area is also of scientific importance. |
| | Representative Buildings | *[Not identified]* |

**Beltana Historic Area Statement (Ob2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| Ob2 | Eras, themes and context | Small community and historic centre. |
| | Allotments, subdivision and built form patterns | Original development patterns. |
| | Architectural styles, detailing and built form features | A number of buildings in original or well-restored condition. |
| | Building heights | Original building heights and scales. |
| | Materials | Original materials and colours. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | *[Not stated]* |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting Peterborough**

**Peterborough Historic Area Statement (Pet1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| PET1 | Eras, themes and context | Turn of 20th century.<br>Civic, commercial and retail.<br>Railways. |
| | Allotments, subdivision and built form patterns | Traditional grid arranged around Main Street and the railway line. |
| | Architectural styles, detailing and built form features | Along Main Street and within the town centre, commercial buildings with traditional shopfronts, parapets and verandahs. Small, humble workers' accommodation, including single- and double- fronted cottages and row cottages. Villas. Traditional railway architecture including workshops and industrial buildings. Roof pitches between 30-45 degrees. |
| | Building height | Single storey with the exception of civic and hotel buildings and the Capitol Theatre . |
| | Materials | Local stone, masonry and corrugated iron. |
| | Fencing | Open fencing of a rural style not exceeding 1.2m. |
| | | Along Main Street and within the town centre, consistent setbacks and a strong building line with little interruption. Buildings |

| Statement# | Statement | |
|---|---|---|
| | Setting, landscaping, streetscape and public realm features | square to the street. Visibility of the railway line. Dominance of the railways housing and administrative buildings within the railway reserve east of Hurlstone Street. Dominance of railway workshops and industrial buildings at the western end of the railway reserve. Dominance of religious buildings associated with three churches along Kitchener Street. Symmetry given to Main Street by trees where there is no built form. Definition and articulation of four corners created by hotel buildings. Wide streets with stone kerbing. Slate footpaths. |
| | Representative Buildings | Identified – refer to SA planning database. |
| PET2 | **Yongala Township Historic Area Statement (Pet2)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Late 19th and early 20th century. |
| | Allotments, subdivision and built form patterns | Traditional grid land division pattern arranged around Main Street. |
| | Architectural styles, detailing and built form features | Along Main Street, traditional shopfronts with verandahs. |
| | Building height | Single storey with the exception of the Globe Hotel. |
| | Materials | Local stone, masonry and corrugated iron. |
| | Fencing | Open fencing of a rural style no more than 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Silos and the Globe Hotel are landmark features. Consistent building setbacks from street frontages and the central unifying element of the grassed area on Main Street give the area cohesion. |
| | Representative Buildings | [Not identified] |
| **Historic Areas affecting City of Playford** | | |
| Play1 | **One Tree Hill Historic Area Statement (Play1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1860s - Uniting Church & Cemetery, Cottages.<br><br>1900s - Institute & War Memorial. |
| | Allotments, subdivision and built form patterns | Orderly allotment configuration fronting Black Top Road.<br><br>Varying front setbacks. Generous side setbacks. |
| | Architectural styles, detailing and built form features | Early symmetrical cottages of low scale and simple form.<br><br>Institutional/community period buildings featuring simple gable form.<br><br>Rectilinear plan forms. Moderate degree of modulation and articulation.<br><br>Steep roof pitches in the order of 30 to 40 degrees (slightly lower on domestic buildings. Short roof spans. Hip roof forms on domestic buildings. Gable roof form on institutional/community buildings. Short straight pitched verandahs on domestic buildings. Vertical proportions in windows and doors. |
| | Building heights | Low scale single storey domestic buildings.<br><br>Single storey institutional/community buildings. |
| | Materials | Consistent with the materials used in the 1860s to 1900s period.<br><br>Institutional/community buildings featuring local stone face, walls unpainted.<br><br>Private buildings featuring rendered and painted walls.<br><br>Corrugated iron roofing.<br><br>Timber joinery including verandah posts and framing, fascia, barges, window frames, door frames and doors. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Fencing associated with the era and style of the building.<br><br>Low open style fencing.<br><br>Low stone fence and iron gate to Uniting Church. |
| | Setting, landscaping, streetscape and public realm features | Well established streetscape character, with notable landscaping. |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting City of Port Adelaide Enfield**

PAdE1

**Alberton / Rosewater Historic Area Statement (PAdE1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1860 - 1950 built development. |
| Allotments, subdivision and built form patterns | Squares linked by wide streets. Modified grid pattern. Reasonably consistent allotment depths. Varied front setbacks. |
| Architectural styles, detailing and built form features | Wide range of housing styles including villas, bungalows, cottages, terrace and rows. |
| Materials | Materials consistent with the style of building and era of its original construction. |
| Building height | Single storey. |
| Fencing | Low and/or open consistent with the style and era of construction of the building it is associated with.<br><br>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with 1920s including capped timber palings, post and wire or woven wire fences. |
| Setting, landscaping, streetscape and public realm features | Pockets of important early houses in Queen Street and King Street, dating from the 1860s. Substantial Victorian stone and brick houses grouped around two squares, Company Square and St Patricks Square, with good examples of substantial corner villas. The Alberton station complex is an important feature in the area and contains the earliest railway station in South Australia and shops of a consistent design. The double line of trees along the railway line that divides the area and the established street trees, particularly, Plane trees, Ash trees, Jacarandas, White Cedars and some mature Canary Island Date Palms make an important contribution to the character of the area. |
| Representative Buildings | Identified - refer to SA planning database. |

PAdE2

**Exeter Historic Area Statement (PAdE2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1860's - 1940's built development. |
| Allotments, subdivision and built form patterns | Grid pattern with narrow north-south running streets with the long axes of allotments running east -west. Allotments fronting Harris St, Exmouth Road and Semaphore Road configured with their long axes running north- south so that buildings address those roads. Generally built close to street with small front setbacks. |
| Architectural styles, detailing and built form features | Housing styles consisting of cottages, villas, bungalows, terraces and rows. |
| Materials | Materials consistent with the style of building and era of its original construction. |
| Building height | Predominately single storey but some scattered two storey. |
| Fencing | Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated Victorian and Edwardian houses include pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with the 1920s including capped timber palings, post and wire or woven wire fences. |
| Setting, landscaping, streetscape and public realm features | The early cottages and neighbourhood shops with verandahs extending over the footpath and the Cooperative Building Society in Denman Street provide a reminder of the local village character of this area, catering for the needs of residents whose main means of transport was walking. A collection of intact early buildings characterised by stone and brick residences, early timber houses and later corrugated iron houses all retaining original detailing. A second small residential pocket on the south side of Semaphore Road which also has a local village character with single storey |

| Statement# | Statement | |
|---|---|---|
| | | brick and stone cottages and a two storey hotel and paired terrace. |
| | Representative Buildings | Identified - refer to SA planning database. |
| PAdE3 | **Semaphore / Largs Historic Area Statement (PAdE3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1860's - 1940's built development. |
| | Allotments, subdivision and built form patterns | Grid pattern with predominately east-west running streets with the long axes of allotments running north-south. Allotments fronting the Esplanade and Military Road configured with their long axes running east-west so that buildings address these roads. Consistent front setbacks for each street but setbacks varying between streets. Varied allotment sizes. |
| | Architectural styles, detailing and built form features | Wide range of housing styles from all periods of development of Semaphore and Largs including villas, bungalows, workers row cottages, terraces, rows, mansions and Tudors. Early timber and masonry houses. |
| | Building height | Predominately single storey but scattered two storey and a small amount of three storey along parts of the Esplanade frontage. |
| | Materials | Materials consistent with the style of building and era of its original construction. Timber and masonry housing. |
| | Fencing | Low and/or open consistent with the style and era of construction of the building it is associated with. Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms. Fences associated with houses from the 1920s including capped timber palings, post and wire or woven wire fences. |
| | Setting, landscaping, streetscape and public realm features | A continuous run of high quality residential buildings set among mature Norfolk Island Pines along the Esplanade. The low scale of the Esplanade set against the open view of the sea opposite contains individual houses of historical and architectural importance built as seaside residences. An important sub-precinct along Military Road running from Fort Glanville through to Largs containing high quality public and private buildings. A concentration of early houses around Newman Street and Blackler Street associated with the development of Semaphore during the 1860s. Pockets of mature street planting providing important settings for these early houses, particularly along the Esplanade, Union Street, Clare Street, Hall Street and others. |
| | Representative Buildings | Identified - refer to SA planning database. |
| PAdE4 | **Mainstreet Historic Area Statement (PAdE4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1850's - 1940's built development. |
| | Allotments, subdivision and built form patterns | Focused around Commercial Road, St Vincent Street, Dale Street and Church Place. Allotments configured with their long axes running perpendicular to these roads. Allotments sizes vary to accommodate retail and commercial uses. Commercial buildings generally built to road frontages. |
| | Architectural styles, detailing and built form features | Commercial buildings featuring a fine grain fabric of small scale tenancies with narrow frontages. The extensive use of balconies and verandahs over footpaths. |
| | Building height | Predominately single and two storey with a small number three and four storey buildings to the east of Commercial Road. |
| | Materials | Materials consistent with the style of building and era of its original construction. |
| | Fencing | *[Not stated]* |
| | Setting, landscaping, streetscape and public realm features | The area is a commercial and retail focus. It acts as a buffer and an approach area to the Port Adelaide State Heritage Area noting that the boundary around the Port Adelaide State Heritage Area is relatively arbitrary and the Main street Policy Area contains some buildings that are of equal significance to buildings within the Port Adelaide State Heritage Area. It features a large number of early buildings, many of which have housed the same continuous functions since the time of their construction. The State Heritage listed St Paul's Church is a prominent building in the area and provides a land mark along a major view corridor from the Nelson St Bridge. Similarly, the State Heritage listed Uniting Church off Commercial Road is an important landmark and southern gateway to this area. The area contains a number of State Heritage places and many Local Heritage places. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Woolstores Historic Area Statement (PAdE5)** | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>PAdE5</td><td>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880's - 1940's built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Modified grid pattern with St Vincent Street and Bedford Street providing the main access roads into and out of this area. The southern and western boundaries of the grid are radiused by Brock Street and Barlow Street. The northern boundary is defined by Santo Parade, the northern side of which was previously an extension of Dock 1 and provided the woolstores with convenient access to cargo vessels. Woolstores and commercial buildings generally built to road frontages. Cottages close to and facing the road frontage. Medium to large allotment sizes.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Large purpose designed woolstores and warehouses featuring strong and robust built forms with parapet walls and saw tooth roofs. Simple, single storey workers cottages.</td></tr>
<tr><td>Building height</td><td>Large masonry woolstores buildings ranging from single to four storeys. Single storey former workers cottages.</td></tr>
<tr><td>Materials</td><td>Masonry and corrugated iron feature strongly and are key defining materials. Materials consistent with the style of building and era of its original construction.</td></tr>
<tr><td>Fencing</td><td>[Not stated]</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>A key characteristic of this area is the compact group of large, well detailed warehouses associated with the wool export trade and located close to the dockside. The woolstores buildings are highly visible and prominent from eastern approaches into the Port Adelaide Regional Centre, particularly from Perkins Drive. The unimpeded visibility and prominence of these buildings is important. The area also contains a collection of primarily corrugated iron houses, mainly located between Aberdeen and Crozier Streets south of Brock Street. Some are identified as Local Heritage Places, dating from 1900 to 1920, which served as worker's housing for the nearby woolstores. These surviving houses are a remnant of a more consistent low scale residential area which contrasted visually with the adjacent imposing woolstores.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>PAdE6</td><td>
Semaphore Road Historic Area Statement (PAdE6)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1870's - 1920's built development. Semaphore Road developed as a substantial commercial centre after the establishment of a railway line from Port Adelaide to Semaphore Jetty in 1878 and a subsequent increase in residential population in the area requiring goods and services.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Semaphore Road is a wide east west road that in this area runs from Causeway Road to the Esplanade.<br><br>Allotments are orientated so that buildings address Semaphore Road. Allotment sizes vary to accommodate a range of retail and commercial uses.<br><br>Retail and commercial buildings built to and addressing the Semaphore Road frontage.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>A variety of Government, institutional and commercial buildings including simple single storey shops with verandahs and parapet walls. Many of these shops retain post-supported verandahs over the footpath. There are pockets of well-preserved historic residential development featuring mansions, villas and cottages.</td></tr>
<tr><td>Building height</td><td>Predominately single storey and two storey.</td></tr>
<tr><td>Materials</td><td>Materials consistent with the style of building and era of its original construction.</td></tr>
<tr><td>Fencing</td><td>None for retail and commercial buildings.<br><br>Low and/or open consistent with the style and era of construction of the building it is associated with.<br><br>Fences associated with Victorian and Edwardian houses including pickets, paling, masonry and cast iron and other traditional fence forms.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>A popular main street that links Semaphore and Port Adelaide and provides a pleasant environment for both seaside holiday makers and residents.<br><br>The seaward end of Semaphore Road retains strong evidence of Semaphore's original function as a transport and communications station for the early South Australian colony from 1850 onwards. The Time Ball Tower, Customs Boarding Station and the early Post Office building remain as an indication of these early services. The development of the Semaphore Town Hall, now the Library, and the RSL Hall continued the provision of community facilities, and these developed in association with the commercial areas of Semaphore road further to the east. This area is an important reminder of Semaphore's early prominence in the development of Port Adelaide and the State.<br><br>A generous public foreshore provides a popular recreation area and the backdrop and view to the western end of Semaphore Road.<br><br>The road is wide and features pedestrian areas, paving, upper canopy trees and low lying shrubs located in the median and verge, seating and public art. It is a well-established retail and commercial area that provides cafes, restaurants, shops, hotels, churches, a cinema and a range of other facilities.<br><br>Many well maintained commercial and residential buildings from the 1880s to the 1920s remain in the area. There are many Local Heritage listed</td></tr>
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</table>

| Statement# | Statement | |
|---|---|---|
| | | places along the length of the road and a number of State Heritage listed places in the western portion of the area. |
| | Representative Buildings | Identified - refer to SA planning database. |
| PAdE7 | **Jetty Road Historic Area Statement (PAdE7)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1870's - 1920's built development.<br><br>The first subdivision of Largs was in 1873. The Largs Bay Land and Investment Company formed in 1881, constructed the jetty and built the Largs Pier Hotel by December of 1882. |
| | Allotments, subdivision and built form patterns | Allotments are orientated so that buildings have frontages to and address Jetty Road and the Esplanade. Generous rectangular allotments with wide frontages.<br><br>Retail and commercial buildings built to and addressing road frontages. |
| | Building height | Single storey and two storey except at the Jetty Road / Esplanade intersection where development is three storey. |
| | Architectural styles, detailing and built form features | A mix of architectural styles including simple, single storey shops with over footpath verandahs and parapet walls and a double storey terrace with residential development over ground floor shops. |
| | Materials | Materials consistent with the style of building and era of its original construction. |
| | Fencing | None for retail and commercial buildings. |
| | Setting, landscaping, streetscape and public realm features | Located at the seaward end of Jetty Road, this area has strong links to the foreshore and beach and is a popular area for local residents and visitors.<br><br>The State Heritage listed Largs Pier Hotel of Victorian (Italianate) architecture is a landmark building. Defining the corner of the Esplanade and Jetty Road, the Hotel, with its arcaded facades presents a prominent entry to this area.<br><br>The area also contains other early commercial and residential buildings including a former Post Office, two storey shops, and early housing. The latter includes a row of double storey terraces with small scale residential development located above shops. |
| | Representative Buildings | *[Not identified]* |
| **Historic Areas affecting Port Pirie Regional Council** | | |
| PtPi1 | **Port Pirie Historic Area Statement (PtPi1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Integral part of the Port Pirie Regional Centre. 19th and early 20th century. |
| | Allotments, subdivision and built form patterns | Buildings on Ellen Street and Alexander Street built to the allotment boundary.<br><br>Traditional allotment pattern, frontages and widths. |
| | Architectural styles, detailing and built form features | Traditional designs, roof forms and building features such as verandas, awnings and balconies. |
| | Building height | One and two storeys. |
| | Materials | Original or otherwise complementary materials, colours and finishes. |
| | Fencing | Front fences and gates associated with traditional period, style and form of the building, up to 1.2 m in height. |
| | Setting, landscaping, streetscape and public realm features | The distinctive historic character is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Crystal Brook Historic Area Statement (PtPi2)** | |

| Statement# | Statement |
|---|---|
| PtPi2 | The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | Integral part of Crystal Brook Town Centre. |
| Allotments, subdivision and built form patterns | Traditional allotment pattern, frontages and widths. |
| Architectural styles, detailing and built form features | Traditional designs, roof forms and building features such as verandas, awnings and balconies. |
| Building height | Predominantly single storey with two storey structures in suitable locations. |
| Materials | Original or otherwise complementary materials, colours and finishes. |
| Fencing | Front fences and gates associated with traditional period, style and form of the building, up to1.2 m in height. |
| Setting, landscaping, streetscape and public realm features | The distinctive historic character is created and enhanced by the interaction between built form, spaces, plantings and general street pattern within the area. |
| Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting City of Prospect**

Pr1

**Fitzroy Terrace Historic Area Statement (Pr1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Late 19th and Early 20th century mansion style housing. |
| Allotments, subdivision and built form patterns | Very large spacious allotments with wide frontages.<br><br>Sizable setbacks from all boundaries with sizable spaces between buildings. The established pattern of buildings sited away from allotment boundaries makes a significant contribution to the character. |
| Architectural styles, detailing and built form features | Very large mansion style dwellings. Additions to the rear or side of dwellings.<br><br>Range of designs with homogeneity derived from decorative front facades, pitched roofs, brick chimneys & front verandahs and building placement on allotments. |
| Building height | Up to 2 storeys. |
| Materials | Variety of materials and colour finishes with additional detailing around windows, doors and edges of walls. |
| Fencing | Low open style to 1.2 metres high.<br><br>Fencing that associated with the period and style of the dwelling. |
| Setting, landscaping, streetscape and public realm features | Substantial well landscaped gardens with front yards that complement the style of the dwelling. Landscaping around dwellings. The spacious streetscape character of Fitzroy Terrace is created by the large allotments on which have been built a range of equally large residences. Garages and carports are designed and sited to be subordinate to the main dwelling. |
| Representative Buildings | Identified - refer to SA planning database. |

**Clifton Street Historic Area Statement (Pr2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Late 1870s, late 19th speculative housing by local builder James Trevail for middle class home buyers. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Pr2</td><td>
<table>
<tr><td>Allotments, subdivision and built form patterns</td><td>Original subdivisions of 1881, 1882 and larger allotments of 1894-95 at western end of street (known as Prospect View at the time of sale). Consistent, large front setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings. The set-back and pattern of coverage creates a notable streetscape with vistas and views towards the west.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Consistent front verandahs with highly decorative cast iron and timber trim, hipped and gabled pitched roofs and brick chimneys. 1880s-1890s residential designs along Clifton Street reflecting speculative subdivision. Double fronted cottages with central gable feature and front steps to raised finished floor levels to respond to the falling topography to the west.</td></tr>
<tr><td>Building height</td><td>Single storey, moderate residential scale. Essentially single storey residences which take advantage of the sloping topography to the west.</td></tr>
<tr><td>Materials</td><td>Stone walls and limited external colour palette with detailing around windows, doors and edges of walls.</td></tr>
<tr><td>Fencing</td><td>Low open style to 1.2 metres high with mainly masonry and iron materials.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Homogenous streetscape of houses and associated buildings.<br><br>Substantial well landscaped gardens with front yards that complement the style of the dwelling.<br><br>Narrow verge with mature street trees.<br><br>Garages and carports are designed and sited to be subordinate to the main dwelling.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Pr3</td><td>
Little Adelaide Historic Area Statement (Pr3)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Little Adelaide Village formed in late 1839. The section was bought by John Bradford an agent for Adelaide Mechanics Land Company. Most of the current homes are dated from the 1870s to 1890s.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Is centred on a triangle created by Main North Road, Carter Street, Highbury Street and Argyle Street.<br><br>Narrow allotments of varying widths and narrow streets.<br><br>Small setbacks from all boundaries with compact spaces between buildings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Coherent pattern of small cottages with common features including pitched roofs, brick chimneys & front verandahs.<br><br>Single fronted and attached cottages are predominant, mainly from 1870-1890s. The village retains a church, corner shops (former) and other buildings typical of early village settlement.</td></tr>
<tr><td>Building height</td><td>Single storey.<br><br>Compact small single fronted and attached cottages.</td></tr>
<tr><td>Materials</td><td>Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.</td></tr>
<tr><td>Fencing</td><td>Low open style to 1.2 metres high. Fencing associated with the period and style of the dwelling.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Small front yards and limited space between buildings. Public realm characterised by narrow street and verge with limited room for landscaping. Village atmosphere. Where present, garages and carports are designed and sited to be subordinate to the main dwelling.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td></td><td>
Whinham Street Historic Area Statement (Pr4)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th century villas.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Regular subdivision pattern.<br><br>Consistent moderate street setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings.</td></tr>
</table>
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</table>

| Statement# | Statement | |
|---|---|---|
| Pr4 | Architectural styles, detailing and built form features | Consistent front verandahs with highly decorative cast iron and timber trim, hipped and gabled pitched roofs and brick chimneys. 19th century villas with face stone walls and gable ends, verandahs with cast iron or timber trim, steeply pitched corrugated iron roofs and elaborate rendered trim to window surround. |
| | Building height | Single storey, moderate residential scale.<br><br>Additions are at the rear or side dwellings. |
| | Materials | Bluestone walls and limited external colour palette with detailing around windows, doors and edges of walls. |
| | Fencing | Low open style to 1.2 metres high which provides views to dwellings. Masonry and iron. Fencing associated with the period and style of the dwelling. |
| | Setting, landscaping, streetscape and public realm features | Substantial well landscaped gardens with front yards that complement the style of the dwelling.<br><br>Narrow verge with mature street trees.<br><br>Relative lack of high, solid fencing enables the principal elevation of the homes to be visible from the public realm.<br><br>Homogenous streetscape of villas.<br><br>Garages and carports are designed and sited to be subordinate to the main dwelling. |
| | Representative Buildings | Identified - refer to SA planning database. |
| Pr5 | **Flora Terrace Historic Area Statement (Pr5)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Late 19th and early 20th centuries residential. Focus of commemoration of war service, civic activities and important sporting events. |
| | Allotments, subdivision and built form patterns | Regular subdivision pattern. Three separate land divisions between 1892 and 1923 - part of the Oxford subdivision of 1892 on south side of the Terrace with, part of St John's Wood South subdivision in 1909 on north side with larger allotments of and part of a 1923 division of the eastern end to the Memorial Gardens.<br><br>Consistent setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings. |
| | Architectural styles, detailing and built form features | Range of designs with range homogeneity derived from decorative front facades (detailing around windows, doors verandahs & gables), pitched roofs, brick chimneys & front verandahs.<br><br>Houses display style, form and detail of the relevant periods of historic development - 1892 to the 1920s. |
| | Building height | Single storey and large residential scale. |
| | Materials | Face stone and brick walls and corrugated iron or terra cotta roofs. |
| | Fencing | Low open style to 1.2 metres high. Fencing associated with the period and style of the dwelling. |
| | Setting, landscaping, streetscape and public realm features | Substantial front gardens.<br><br>Very leafy streetscape.<br><br>Civic and residential character.<br><br>Strong visual axis between the Town Hall and the Memorial Gates to Prospect Oval.<br><br>Garages and carports are designed and sited to be subordinate to the main dwelling. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Martin Avenue Historic Area Statement (Pr6)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Inter-War residential. |
| | Allotments, subdivision and built form patterns | Large allotments.<br><br>Regular generous front setbacks. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Pr6</td><td>
<table>
<tr><td></td><td>Large and small asymmetrical side setbacks to dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mix of bungalows, ‘gentleman’s residence’ and Tudor homes.<br><br>Range of designs with homogeneity derived from decorative front facades, pitched roofs, brick chimneys & front verandahs. Additions to the side and rear of dwellings.</td></tr>
<tr><td>Building height</td><td>Single to two storey and large residential scale. Two storey additions are within the roof space or to rear of buildings.</td></tr>
<tr><td>Materials</td><td>Face stone and brick walls and terracotta tiled roofs, original finishes.</td></tr>
<tr><td>Fencing</td><td>Low open style to 1.2 metres high. Fences comprising low masonry plinth with regularly spaced columns and iron above to a medium height.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Large, well landscaped front yards as an extension of a green and leafy streetscape with mature canopy over grassed verges.<br><br>Street trees and wide grassed verges combine with the generous setbacks to contribute to the spacious appearance of the public realm.<br><br>Garages and carports are designed and sited to be subordinate to the main dwelling.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table>
</td></tr>
<tr><td>Pr7</td><td>
North Ovingham Historic Area Statement (Pr7)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Late 19th Century housing. 1877 - 1879.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Small allotments subdivided in 1877 - 1879. Double fronted, narrow, deep allotments between Toronto Street and Cotton Street. Small setbacks from all boundaries with compact spaces between buildings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Coherent pattern of small cottages with common features including pitched roofs, brick chimneys & front verandahs. Primarily double fronted cottages with central gable feature and front steps to raised finished floor levels to respond to the falling topography on individual allotments from east to west. Small symmetrically fronted or attached stone houses remain in Toronto Street and larger examples of similar style fronting Churchill Road.</td></tr>
<tr><td>Building height</td><td>Single storey and small residential scale.</td></tr>
<tr><td>Materials</td><td>Stone walls and steps facing stone and brick houses and attached cottages with verandahs, corrugated iron roofs.</td></tr>
<tr><td>Fencing</td><td>Low open style to 1.2 metres high associated with the design of the dwelling and allows gardens to spill onto the street.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Small front yards and limited space between buildings. Public realm characterised by narrow street and verge and moderate canopy cover from semi-mature street trees. Mature gardens which spill onto the street, pleasant green streetscape. Intimate, small residential pocket.<br><br>Where present, garages and carports are designed and sited to be subordinate to the main dwelling.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>Pr8</td><td>
Prospect Lanes Historic Area Statement (Pr8)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>Reflects substantial areas of Prospect that were developed during the turn of the century (1880s to early 1900s) and constructing cottages and villa homes on higher areas overlooking Churchill Road and beyond.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Regular subdivision pattern with consistent large frontages and site areas. The series of laneways that link the allotments are distinctive features within the sub division. Regular moderate front setbacks. Large and small asymmetrical side setbacks to dwellings.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs. Cottages and villa homes on higher areas overlooking Churchill Road and beyond. Housing in the area displays a consistency of character reflecting the styles of domestic architecture at the turn of the century. Houses incorporate concave or bull-nosed verandahs and other typical detail and generally comprise face stone front walls, with brick or rendered quoins, and window and door dressings.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs.</td></tr>
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</td></tr>
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| Statement# | Statement | |
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| | Fencing | Low open style to 1.2 metres high. Fencing associated with the period and style of the dwelling. |
| | Setting, landscaping, streetscape and public realm features | Consistent moderate street setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings.<br><br>Rear lane access, with primary streets having no access or access which has been designed and located to be subordinate to the main dwelling. |
| | Representative Buildings | *[Not identified]* |
| Pr9 | **Highbury Historic Area Statement (Pr9)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1882 subdivision. Turn of the century residential development. The area is characterised by primarily detached housing reflecting styles of domestic architecture at the turn of the century. |
| | Allotments, subdivision and built form patterns | Regular subdivision pattern with consistent large frontages and site areas.<br><br>Regular moderate front setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings. |
| | Architectural styles, detailing and built form features | Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs.<br><br>Characteristic design features such as bull-nosed verandahs, brick quoining, and stone front walls. |
| | Building height | Single storey and moderate residential scale. |
| | Materials | Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs. |
| | Fencing | Low open style to 1.2 metres high, providing visibility to landscaped front yards and dwellings. |
| | Setting, landscaping, streetscape and public realm features | Well landscaped front yards as an extension of a green leafy streetscape. Garages and carports are designed and sited to be subordinate to the main dwelling. |
| | Representative Buildings | *[Not identified]* |
| Pr10 | **Ballville/Gloucester Historic Area Statement (Pr10)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | Subdivided in 1878 by Henry Ball. Turn of century residential development. The area is characterised by primarily detached housing reflecting styles of domestic architecture at the turn of the century. |
| | Allotments, subdivision and built form patterns | Original subdivision with modest allotments with large frontages. Consistent moderate street setbacks.<br><br>Large and small asymmetrical side setbacks to dwellings. |
| | Architectural styles, detailing and built form features | Primarily detached housing reflecting styles of domestic architecture at the turn of the century.<br><br>Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs. |
| | Building height | Single storey and moderate residential scale. |
| | Materials | Stone walls and limited external colour palette with detailing around windows, doors and edges of walls. Corrugated iron roofs. |
| | Fencing | Low open style to 1.2 metres high. Fencing associated with the period and style of the dwelling. |
| | Setting, landscaping, streetscape and public realm features | Limited landscaping and dominant built form from small front yards and narrow road verges. Gloucester Street has greener front yards and public realm.<br><br>St Cuthbert's Anglican Church and its adjacent manse are prominent landmarks.<br><br>Garages and carports are designed and sited to be subordinate to the main dwelling. |
| | Representative Buildings | *[Not identified]* |

| Statement# | Statement |
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| Pr11 | **Medindie Gardens Historic Area Statement (Pr11)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

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| Eras, themes and context | Inter-War period housing. The area is predominated by bungalows to the east of Corbin Road and Tudor-style houses to the west. The majority of the original dwellings constructed prior to 1930 remain intact, with additions occurring over time either within the roof space or to the rear and side. |
| Allotments, subdivision and built form patterns | Regular subdivision pattern of generously sized allotments and wide frontages. Consistent large front and side setbacks. The area retains its original subdivision pattern, with regular sized allotments supporting residential development at a low density. |
| Architectural styles, detailing and built form features | Predominantly bungalows to the east of Corbin Road and Tudor-style houses to the west.<br><br>Homogeneity derived from front facades with detailing around windows/doors/verandahs & gables, pitched roofs, brick chimneys & front verandahs. |
| Building height | Single storey and large residential scale. Two storey additions are within the roof space or to rear of buildings. |
| Materials | Stone and brick walls and limited external colour palette with detailing (including glazed bricks) around windows, doors and edges of walls and corrugated iron or terra cotta roofs.<br><br>Consistent use of materials including rock faced stone and masonry, face red brick, terracotta roof tiles or corrugated iron, glazed bricks for trim and other details and materials typical of the housing of the Inter-War Period. |
| Fencing | Low open style (to 1.2 metres high). Fencing associated with the period and style of the dwelling. |
| Setting, landscaping, streetscape and public realm features | Large well landscaped front yards and tree lined streets above grassed verges. Minimal driveway and hard-surfaced areas. Consistent pattern of prestigious single storey detached dwellings on generous allotments fronting tree-lined street. Spacious and open feel. Garages and carports are designed and sited to be subordinate to the main dwelling. |
| Representative Buildings | *[Not identified]* |

**Historic Areas affecting Robe**

**Robe Historic Area Statement (Ro1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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| RO1 Eras, themes and context | 19th century and early decades of 20th century.<br><br>Shipping port, communication and administration township servicing pastoral development of the South East. |
| Allotments, subdivision and built form patterns | Topography shapes the setting of Robe and land division pattern. Royal Circus is a low knoll. It is a commemorative landmarks and a distinct road feature. There is a legible connection between Royal Circus, the sea wall / jetty abutment, the Customs House and the Post and Telegraph Office. Main Road, Victoria Street and Mundy Street form the main line of road to the port and the main street. The traditional street grid pattern extends either side of Victoria Street, to the coastal fore-dune and across the ridge to the south which overlooks and forms the backdrop to the township.<br><br>Most of the original large square allotments have been subdivided but the pattern of historic buildings remains legible. |
| Architectural styles, detailing and built form features | Traditional stone commercial buildings with shopfronts, parapets and verandahs within the town centre. The variety rather than the consistency of traditional building forms is a distinct characteristic of Robe. Small workers' cottages on large allotments, often with low walls, hipped roofs spanning one or two rooms, casement windows and lime-washed or natural stone walls. Heritage listed community buildings (the primary school, churches and the Institute) are on prominent sites and remain as strong landmarks. Heritage-listed government buildings (the Post and Telegraph Office, Customs House and Court House) dominate Royal Circus. Massive stone chimneys are a characteristic feature of the historic buildings. Stone outbuildings are visible from public streets. Roof pitches between 25-35 degrees. Roofs with a high degree of articulation, steep pitches and small spans, provide a unique roofscape across Robe to Guichen Bay. Older buildings have casement windows. Later buildings have double-hung timber sash windows. |
| Building height | Two storey buildings along small section of Smillie Street, and hotels. Their built form combines double and single storey elements and verandahs, articulating their bulk and scale. Adjacent buildings differ in style, creating a varied rather than a consistent skyline. Other historic buildings generally single storey, with small span hipped roofs. Building floor levels are close to, step with or are built into, the slope of the land. |
| Materials | Local stone, limestone, rendered and bagged masonry with painted or lime wash finish. Painted timber weatherboard, painted timber joinery, trims, verandahs, barges and fascias. Galvanised and painted corrugated iron roofing. Some examples of slate and traditional flat metal roof tiles. Driveway materials are neutral in colour and pattern with natural finishes. |

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| | Fencing | Local stone, hardwood palings and pickets, hardwood and woven wire, brush with round hardwood posts and hedges not exceeding 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Views and vistas of the entrance to the town centre along Main Road past Lake Fellmongery and Lake Charra. Views of the foreshore area adjacent Town Beach and streetscapes of historic buildings of Smillie Street and Mundy Terrace. Views across the area illustrate the importance of native vegetation and the distinct character of the roof designs of historic buildings. Historic buildings square to and often close to street alignments, particularly on Smillie Street. Minimal breaks between buildings except where access to the rear of a site is provided. Streets, verges and reserves in the public realm characterised by Lakestone kerbing, limestone cuttings, landmark trees (Norfolk Island Pines in particular) and native vegetation. Important public open space reserves that frame the township at Lannum Reserve, the Institute / Town Beach Foreshore, Royal Circus and the southern edge of Lake Butler. Each has a distinct landscape structure, planting character and historic quality. |
| | Representative Buildings | [Not identified] |
| **Historic Areas affecting Tatiara** | | |
| TAT1 | **Bordertown Historic Area Statement (Tat1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1910-1930. |
| | Allotments, subdivision and built form patterns | Traditional grid.<br>Large allotments. |
| | Architectural styles, detailing and built form features | Federation-style houses with asymmetrical plans and multiple decorative gables. California bungalows with veranda pylons and gables extending to the veranda perimeter. Low-pitched roofs. |
| | Building height | Single storey. |
| | Materials | Rock-faced sandstone walls and terracotta tiled roofs. |
| | Fencing | No fencing or open front fencing no more than 1.2m. |
| | Setting, landscaping, streetscape and public realm features | Rural setting. Landscaping surrounding dwellings. |
| | Representative Buildings | Identified – refer to SA planning database. |
| **Historic Areas affecting City of Tea Tree Gully** | | |
| TTG1 | **Tea Tree Gully Township Historic Area Statement (TTG1)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | The village core of Tea Tree Gully. Mid to late 19th Century to early 20th Century. |
| | Allotments, subdivision and built form patterns | Traditional subdivision layout focussed on North East Road as the major approach route to the township in both directions. Allotments are varied in size and shape. Regular moderate front setbacks and small setbacks from side boundaries. Generally consistent siting and space between buildings. Sites address North East Road. |
| | Architectural styles, detailing and built form features | Colonial style flat facades articulated with post-supported verandas. Symmetrical designs with simple footprints. Roof forms are generally hipped or gable roofs with pitches between 30-40 degrees. A mix of buildings including detached dwellings, churches, row shops, a war memorial, former police station, institute building, hotel, former bakehouses, flour mill and winery. Tea Tree Gully museum and former council chambers building as State Heritage Places. Historic homestead relics and a stone retaining wall in Pine Park. |
| | Building Height | Single storey, with the exception of the Old Flour Mill and Tea Tree Gully Museum. |
| | Materials | A combination of sandstone and bluestone construction with corners and window and door reveals formed with quoin work. Generally, all dwellings include corrugated roofs in galvanised or light to mid-tone greys, green or red. Unpainted stone / brick. Modern dwellings are consistent with the above materials, but also include a combination of raw brick, painted brick and rendered brick in natural, earthy colours. Timber windows. |
| | Fencing | Low, open fencing forward of the building line to height of 900mm. Associated with the traditional period, style and form of building. Hedges, timber picket, post and rail with woven wire, pailing or railing, stone, rendered brick or block. |

| Statement# | Statement | |
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| | Setting, landscaping, streetscape and public realm features | Undulating and natural setting with minimal cut and fill, and extensive planting and landscaping.<br><br>The Township provides for a visual transition between the rural landscape of the hills to the east and the suburban plains to the west.<br><br>Angove's tower and cellar are recognised as landmark buildings and are important elements of the western gateway, including vistas of the tower.<br><br>The North East Road entrance to Anstey Hill Recreation Park is also an important gateway and features historic building relics that line the entrance walk inside the park.<br><br>The communal focal point is Haines Memorial Park, which features a European landscape theme surrounded by native street tree planting which illustrates the history of European settlement. Views to and from Haines Memorial park.<br><br>Strong landscape setting dominated by undulating topography. Significant stands of native trees and intensively landscaped watercourse of Tea Tree Creek<br><br>Discreet, low scale advertising comprising typefaces, colours, sizes and forms associated with the clear and simple styles used on the 19th and early 20th centuries, generally not illuminated. |
| | Representative Buildings | Identified - refer to SA planning database. |
| **Historic Areas affecting City of Unley** | | |
| Un1 | **Centres Conservation - Goodwood, King William and Fullarton Roads Historic Area Statement (Un1)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940's built development. |
| | Allotments, subdivision and built form patterns | Goodwood Road - prominent original imposing buildings, homogeneous historic nature and intrinsic features formed by the close-knit development to the street alignment, open balconies and verandahs extending over the footpath.<br><br>King William Road - early era buildings and quaint unique close-knit character formed by the parade of buildings of narrow fronted shops to the street alignment, with simple continuous series of ornate parapet facades and verandahs over the footpath and some open balconies above.<br><br>Fullarton Road - significant and early era residential forms of buildings with appropriate setbacks, low-key commercial uses adaptation and substantial landscaped frontages north of Cheltenham Street and small scale simple straight facade shopfronts to south.<br><br>Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks and spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian. Turn-of-Century. Inter-War. Complementary main street shopfronts, parapet walls and verandahs over footpaths and residential forms. |
| | Building height | Maximum two storey street presentation. |
| | Fencing | Fencing forward of the front façade of the building on Fullarton Road, of a form associated with the building and generally of low masonry pier and plinth, cast iron, brush, timber or similar nature. |
| | Setting, landscaping, streetscape and public realm features | Limited street trees, except Fullarton Road with dominant, well-established street trees.<br><br>Goodwood Road - early commercial centre from the late nineteenth century comprising large imposing buildings, including landmark two-storey State Heritage Place, two-storey Local Heritage Place and Church buildings, and smaller narrow fronted premises.<br><br>King William Road - early commercial centre from the late nineteenth century comprising some larger buildings and primarily small narrow fronted premises.<br><br>Fullarton Road - residential buildings, some converted to community and commercial uses, and low-key, well landscaped gardens and State Heritage significant mansion 'Hughes Estate'. |
| | Representative Buildings | Identified - refer to SA planning database. |
| | **Residential Compact Goodwood Estate Historic Area Statement (Un2)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1870 to 1900 built development. |
| | Allotments, | Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular modest allotments and wide site frontages. Prevailing and |

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td rowspan="6">Un2</td><td>subdivision and built form patterns</td><td>coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian double fronted, symmetrical and asymmetrical cottages. Complementary Victorian corner shops that are landmarks and features of the area. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated Iron roof cladding.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); Hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Compact streetscape character, simple grid of short and narrow streets, narrow verges, modest street trees. Goodwood Estate of 1875 a rectangular section of 30 acres (12.1 hectares) with regular layout of standard modest properties, some local corner shops, adjacent to facilities and services along Goodwood Road and the notable bisection in north by tramway corridor.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
<tr><td>Un3</td><td colspan="2">Residential Compact Parkside St Ann’s Estate Historic Area Statement (Un3)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br><table><tr><td>Eras, themes and context</td><td>1860 to 1940 built development.</td></tr><tr><td>Allotments, subdivision and built form patterns</td><td>Village initial layout and development in 1854. Tightly angled pattern of short and narrow streets. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing and garden landscape setting. Varied allotment sizes and site frontages reflective of the architectural era of the building.</td></tr><tr><td>Architectural styles, detailing and built form features</td><td>Victorian and Turn-of-the-Century double fronted cottages and villas, single-fronted, attached and row cottages. Later complementary Inter-War styles, together with corner shop variations and institutional buildings, including school and church buildings. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr><tr><td>Building height</td><td>Wall Height in the order of 3.3 to 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height.</td></tr><tr><td>Materials</td><td>Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated Iron roof cladding.</td></tr><tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr><tr><td>Setting, landscaping, streetscape and public realm features</td><td>Early village township of 1854 on edge of Adelaide Parklands with an angular layout following alignment of arterial roads. Compact streetscape character. Tightly angled pattern of short and narrow streets. Narrow verges. Modest street trees.</td></tr><tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr></table></td></tr>
<tr><td></td><td colspan="2">Residential Compact Forestville (North) Historic Area Statement (Un4)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.</td></tr>
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| Statement# | Statement |
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Un4

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| Eras, themes and context | 1880 to 1930 built development. |
| Allotments, subdivision and built form patterns | Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| Building height | Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.<br><br>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles. |
| Materials | Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| Setting, landscaping, streetscape and public realm features | Compact streetscape character. Simple grid of short and narrow streets.<br><br>Narrow verges. Modest street trees. |
| Representative Buildings | *[Not identified]* |

Un5

**Residential Compact Goodwood and Hyde Park Historic Area Statement (Un5)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

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|---|---|
| Eras, themes and context | 1880 to 1930 built development. |
| Allotments, subdivision and built form patterns | Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| Building height | Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. |
| Materials | Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| Setting, landscaping, streetscape and public realm features | Compact streetscape character, Simple grid of short and narrow streets.<br><br>Narrow verges and Modest street trees. |
| Representative Buildings | *[Not identified]* |

| Statement# | Statement |
|---|---|

Un6

**Residential Compact Parkside North Historic Area Statement (Un6)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1880 to 1930 built development. |
| Allotments, subdivision and built form patterns | Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular modest allotments and wide site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| Building height | Wall Height in the order of 3.5 metres, total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles. |
| Materials | Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| Setting, landscaping, streetscape and public realm features | Compact streetscape character. Simple grid of short and narrow streets.<br><br>Narrow verges. Modest street trees. |
| Representative Buildings | *[Not identified]* |

Un7

**Residential Compact Unley West and Hyde Park Historic Area Statement (Un7)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1880 to 1930 built development. |
| Allotments, subdivision and built form patterns | Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| Building height | Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.<br><br>Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles. |
| Materials | Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber |

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| | | picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees. |
| | Representative Buildings | *[Not identified]* |
| Un8 | **Residential Compact Forrestville and Fullarton Historic Area Statement (Un8)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry.<br><br>Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Compact streetscape character, narrow verges, and modest street trees. |
| | Representative Buildings | *[Not identified]* |
| Un9 | **Residential Grand Unley Park Heywood Estate Historic Area Statement (Un9)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1860 to 1940's built development. |
| | Allotments, subdivision and built form patterns | Regular, very generous allotments and site frontages. Prevailing rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and grand garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian Villas and Mansions. Turn-of-the-Century Villas and Mansions. Inter-War period Bungalows, particularly Gentleman's Bungalows. Tudor, particularly Gentleman's Tudors. Old English, Georgian Revival and other International Styles. Individualised by original architectural inspirations. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Grand built scale and form of existing historic buildings. |
| | Materials | Consistent with the materials typically associated with the style and era of the dwelling. For example (but not limited to): stone with brick or rendered embellishments, iron roof and timber joinery for Victorian and Turn-of-the-Century; stone with brick embellishments, tiled roof and timber joinery for Bungalows; brick with rendered embellishments, tiled roof and timber joinery and gable details for Tudors, brick or render with restrained detailing, flat roof forms and timber, steel and/or concrete features for International Styles. |

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| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Wide streets and verges. Avenues of substantial street trees. Expansive allotments, street frontages with substantial well landscaped gardens including trees. Heywood Park a key feature at junction of key axis of King William Road and Northgate Street. |
| | Representative Buildings | *[Not identified]* |
| Un10 | **Residential Grand Myrtle Bank Historic Area Statement (Un10)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Generous, wide, long street. Regular, very generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century grand villas. Inter-War era, primarily Bungalow but also Tudor, Art Deco, Mediterranean and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Grand streetscape character. Generous wide street. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| | **Residential Spacious Millswood Page Estate Historic Area Statement (Un11)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1900 to 1930's built development. |
| | Allotments, subdivision and built form patterns | Basic grid street layout around the central recreation feature of Goodwood Oval, but with long curvilinear and some truncated streets around the bisecting train lines previously laid in the 1870's. Spacious streetscape character of long, short and curved, wide, tree-lined streets.<br><br>Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century villa styles. Primarily distinctive Inter-War period bungalows, art deco, Tudor and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and |

| Statement# | Statement | |
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| Un11 | | façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.- Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Simple grid of long, short and curved, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un12 | **Residential Spacious Millswood Wooldridge Estate Historic Area Statement (Un12)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1920 to 1940's built development. |
| | Allotments, subdivision and built form patterns | Short grid street layout of short, wide tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Central to this estate is the notable original homestead "Bella Vista" c1862. Late Inter-War period (between 1934 and 1940) in particular of bungalow, Tudor, art deco and complementary latter English domestic styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.<br><br>Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on later style buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| | **Residential Spacious Unley and Malvern Trimmer Estate Historic Area Statement (Un13)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area. | |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Un13</td><td>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880 to 1920 built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Spacious streetscape character of regular grid layout (with axial views focussed on the central oval feature) of wide, tree-lined streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian and Turn-of-the-Century villas (asymmetrical and symmetrical), double-fronted cottages and limited complementary, Inter-war era, styles. More affluent, original owners developed some larger, amalgamated allotments in the southern areas of Malvern establishing grander residences and gardens. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Regular grid layout of wide tree-lined streets, with axial views along wide, tree-lined Cambridge Terrace and Oxford Street focussed on the central Unley Oval feature. Large front gardens. Wide verges. Large street trees.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>Un14</td><td>
Residential Spacious Clarence Park Historic Area Statement (Un14)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880 to 1940 built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Simple grid layout pattern of wider streets. Large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</td></tr>
<tr><td>Representative</td><td>[Not identified]</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Buildings | |
| Un15 | **Residential Spacious Everard Park and Forestville (East) Historic Area Statement (Un15)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding.<br><br>Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un16 | **Residential Spacious Kings Park Historic Area Statement (Un16)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and |

| Statement# | Statement | |
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| | | widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un17 | **Residential Spacious Millswood Hyde Park (West) and Goodwood (South) Historic Area Statement (Un17)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un18 | **Residential Spacious Millswood (South) Historic Area Statement (Un18)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also Tudor, art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string |

| Statement# | Statement | |
|---|---|---|
| | | courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un19 | **Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1920 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple loop parallel layout of a wider street. Regular large allotments and frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Inter-War era housing, primarily art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| | **Residential Spacious Unley (North) Historic Area Statement (Un20)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout of pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |

| Statement# | Statement | |
|---|---|---|
| Un20 | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un21 | **Residential Spacious Unley Park (East) Historic Area Statement (Un21)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of wider streets. Regular generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted cottages and villas.<br><br>Inter-War era housing, primarily bungalow but also Tudor and art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| | **Residential Spacious Wayville Historic Area Statement (Un22)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form | Simple grid layout of pattern of wider streets. Regular large allotments and site frontages. Prevailing and coherent rhythm |

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td rowspan="7">Un22</td><td>patterns</td><td>of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian and Turn-of-the-Century cottages, double-fronted and narrow-fronted styles, and villas. Inter-War era housing, primarily bungalow but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
<tr><td></td><td colspan="2"></td></tr>
<tr><td>Un23</td><td colspan="2">Residential Spacious Fullarton (West) Historic Area Statement (Un23)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>1900 to 1940 built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Simple grid layout of pattern of wider streets. Regular allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Inter-War era housing, primarily bungalow, Tudor and art deco but also complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding.<br><br>Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td></td><td colspan="2">Residential Spacious Unley Park (West) Historic Area Statement (Un24)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.</td></tr>
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<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Un24</td><td>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1900 to 1940 built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Simple grid layout pattern of wider streets. Generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Turn-of-the-Century double-fronted cottages and villas. Inter-War era housing, primarily bungalow but also Tudor, art deco and complementary styles. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes, and verandahs associated with the identified architectural styles.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Brick, including glazed brick, and stucco painted finishes. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Corrugated iron roof cladding.<br><br>Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Regular grid of wide streets. Wide verges. Large street trees.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table>
</td></tr>
<tr><td>Un25</td><td>
Residential Spacious Malvern Highgate Fullarton and Myrtle Bank (South) Historic Area Statement (Un25)<br><br>
The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>
These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>
The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.
<table>
<tr><td>Eras, themes and context</td><td>1880 to 1940 built development.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape.</td></tr>
<tr><td>Building height</td><td>Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape.</td></tr>
<tr><td>Materials</td><td>Sandstone. Bluestone. Brick, including glazed brick .Rendered masonry.<br><br>Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings.</td></tr>
<tr><td>Fencing</td><td>Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Spacious streetscape character. Modest verges. Large street trees.</td></tr>
</table>
</td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | *[Not identified]* |
| Un26 | **Residential Spacious Myrtle Bank (North) Historic Area Statement (Un26)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern, with longitudinal axis perpendicular to narrow roads. Regular large allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian. Turn-of-Century. Inter-War. Hipped and gable roof forms, roof louvres, chimneys, open verandahs, feature ornamentation, (plasterwork, ironwork and timberwork), latticework and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Consistent scale and proportions of buildings including wall heights and roof designs to the streetscape. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry.<br><br>Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character. Modest verges. Large street trees. |
| | Representative Buildings | *[Not identified]* |
| Un27 | **Residential Compact Parkside (South) Historic Area Statement (Un27)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880 to 1930 built development. |
| | Allotments, subdivision and built form patterns | Simple grid layout pattern of roads, with longitudinal axis perpendicular to narrow roads. Regular large allotment sizes and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages. Victorian and Turn-of-the-Century symmetrical and asymmetrical villas. Inter-War Bungalows. Hipped and gable roof forms, chimneys, open verandahs, feature ornamentation (plasterwork, ironwork and timberwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Wall Height in the order of 3.5 metres. Total Roof Height in the order of 5.7 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs in the order of 2.1 metre fascia height and 3.0 metre pitching height. Consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles. |
| | Materials | Sandstone. Bluestone. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Brick or rendered string courses and plinths. Rendered masonry. Corrugated iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in |

| Statement# | Statement | |
|---|---|---|
| | | height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Compact streetscape character. Simple grid of short and narrow streets. Narrow verges. Modest street trees. |
| | Representative Buildings | *[Not identified]* |

**Residential Spacious Fullarton Roseberry Estate Historic Area Statement (Un28)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| Un28 | | |
|---|---|---|
| | Eras, themes and context | 1840 to 1940 built development. |
| | Allotments, subdivision and built form patterns | Spacious streetscape character of regular grid of short, wide, tree-lined streets. Regular, generous allotments and site frontages. Prevailing and coherent rhythm of building siting, street setbacks, side boundary setbacks, spacing between buildings and garden landscape setting. |
| | Architectural styles, detailing and built form features | Notable original homesteads include “Rosefield” c1842 and “Woodfield” c1883. Victorian and Turn-of-the-Century double fronted cottages and villas. Inter-War period primarily bungalows, and some unique Spanish mission and complementary later styles. Hipped and gable roof forms, roof louvres, chimneys, open bullnose, concave or straight-pitch verandahs, feature ornamentation (plasterwork and ironwork), lattice work and associated front fences. Carports, garages and side additions are separate and recessed from the main building and façade, and are a minor, unobtrusive presence in the streetscape. |
| | Building height | Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees.<br><br>Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension. |
| | Materials | Sandstone. Bluestone. Brick, including glazed brick. Rendered masonry. Timber joinery including window frames, door frames, doors, fascias, barges and verandah posts. Brick quoins, occasionally rendered, around windows and doors. Corrugated Iron roof cladding. Tiled roof cladding on some post 1900s buildings. |
| | Fencing | Typical of the historic character of the area, street and architectural style and materials of the associated building. Where forward of the front façade of the principle building, low in height, typically less than 1.0 metre but up to 1.2 metres. Larger sites and of more than 16 metres street frontage may include vertical elements up to 1.8 metres in total height. Open, see-through and maintaining an open streetscape presence of the associated building, including typical styles comprising: Timber picket, dowel or paling with top rail; Corrugated iron or mini orb or steel strap panels within timber framing and posts; Woven crimped wire, wire mesh on timber or galvanised steel tube framing; Simple masonry plinth (500mm) and widely spaced minimum numbers of piers with decorative see-through iron palisade or steel bar inserts; Stone, brick and/or stucco masonry low in height with wrought iron or steel bar inserts (typically geometric pattern); hedges, with or without fencing. |
| | Setting, landscaping, streetscape and public realm features | Spacious streetscape character from later 1921-1927 subdivision of original farms. Simple grid of short, wide, tree-lined streets. Large front gardens. Wide verges. Large street trees. Regular street-fronting dwelling format, primarily of detached dwellings, and complementary community buildings. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting City of Victor Harbor**

**Victor Harbor Town Centre Historic Area Statement (ViH1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| | Eras, themes and context | 1870s to 1890s era, a period of early development in Victor Harbor.<br><br>1920s to 1930s when Victor Harbor experienced a boom period as a holiday destination. |
| | Allotments, subdivision and built form patterns | Mostly grid pattern.<br><br>The intersections of Ocean Street and Coral Street, Coral Street and Flinders Parade and the termination of the Railway Terrace at Warland Reserve are key elements of urban space within the area. No or minimal front and side setbacks. |
| | Architectural styles, detailing and built form features | Commercial premises in Ocean Street, institutional buildings in Coral Street and those supporting facilities associated with the terminus of the railway line along Railway Terrace.<br><br>Late 1800s era shops (some with Inter-war additions), dwellings, shop/dwellings, town hall, institute/library, hotels, former banks, railway buildings |

| Statement# | Statement | |
|---|---|---|
| ViH1 | | and associated infrastructure. Victorian stylistic influences.<br><br>Inter-War commercial and public buildings, some with Art-Deco and some with Stripped Classical stylistic influences.<br><br>Low scale and simple form.<br><br>Rectilinear plan form with steeply-pitched roof forms (typically 35 to 40 degrees) on 1800s and early 1900s era buildings, also comprising low-pitched roofs behind parapets on Inter-War buildings, reflecting traditional architectural styles and building methods. Short roof spans, minimising roof bulk. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce building bulk and scale and add visual interest. Lean-to forms are also common. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors. |
| | Building height | Prevailing one to two storeys. One or two three storey buildings on Coral Street and Flinders Parade. |
| | Materials | Limestone walls, some rendered masonry. Red brick or rendered quoin work and detail. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated iron or corrugated steel roofing. Variation in materials which assists in breaking down bulk and scale, adding visual interest. |
| | Fencing | Some timber picket fencing and corrugated iron fencing. |
| | Setting, landscaping, streetscape and public realm features | Commercial properties provide the main built form and are characteristically single or two-storey buildings aligning with the street boundary. Typically buildings are symmetrical in design with parapets, verandas and balconies over the footpath to further define the pedestrian nature of the area. The railway corridor with its associated buildings and infrastructure is a prominent landscape element. |
| | Representative Buildings | *[Not identified]* |

**Historic Areas affecting Wakefield**

WAKR1

**Edith Terrace / Wallace Street, Balaklava Historic Area Statement (WakR1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1875-1930. |
| Allotments, subdivision and built form patterns | [Not stated] |
| Architectural styles, detailing and built form features | Face stone walls dressed with quoins; stuccoed raised parapets and stucco 'neoclassical' styled decoration/ elements to commercial premises. Framed shopfront windows and doors. Steeply pitched roof forms. Verandahs provided over footpaths. |
| Building height | Single storey. |
| Materials | Local stone, masonry, stucco, red brick quoins, corrugated iron, timber framed windows and doors and brick chimneys. |
| Fencing | [Not stated] |
| Setting, landscaping, streetscape and public realm features | Remnant 'Silent Cop' in intersection of two streets, locating the commercial centre of the town. Buildings square to and consistently set back from the street, creating a strong building line with little interruption. Minimal breaks between buildings except where access to the rear of a site is provided. |
| Representative Buildings | [Not identified] |

WAKR2

**Scotland Street, Balaklava Historic Area Statement (WakR2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1875-1915. |
| Allotments, subdivision and built form patterns | [Not stated] |
| Architectural styles, detailing and built form features | Villas, symmetrical and projecting gable front facades, face stone walls with quoins, vertically proportioned double-hung windows and doors and projecting gables with half-timbered facing, steeply pitched roofs with chimneys and bullnose verandahs. |

| Statement# | Statement | |
|---|---|---|
| | Building height | Single storey buildings. |
| | Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| | Fencing | Timber and wire fencing not exceeding 1.2m to Scotland Street and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Dwellings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |
| WAKR3 | **Humphrey / Baker Streets, Balaklava Historic Area Statement (WakR3)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1875-1915 |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Cottages with symmetrical facades, face stone walls with quoins, vertically proportioned double-hung windows and entry doors, steeply pitched gable or hipped roofs, masonry parapets to side-gable roofs, chimneys and bullnose verandahs and brick chimneys. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| | Fencing | Timber and wire fences not exceeding 1.2m to Scotland Street and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Buildings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |
| WAKR4 | **Fisher / Charles Streets, Balaklava Historic Area Statement (WakR4)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1875-1925. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Cottages and villas with projecting gable front or symmetrical facades, face stone walls with quoins, vertically proportioned double-hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched gable or hipped roofs, chimneys and bullnose and sloping verandahs. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| | Fencing | Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Buildings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |

| Statement# | Statement |
|---|---|
| WAKR5 | **Ralli / John Streets, Balaklava Historic Area Statement (WakR5)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | 1905-1925. |
| Allotments, subdivision and built form patterns | [Not stated] |
| Architectural styles, detailing and built form features | Cottages and villas. Projecting gable front and symmetrical facades, face stone walls with quoins, vertically proportioned double-hung windows and entry doors and projecting gables with half-timbered facing, steeply pitched gable and hipped roofs, chimneys and bullnose and sloping verandahs. |
| Building height | Single storey. |
| Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| Fencing | Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries. |
| Setting, landscaping, streetscape and public realm features | [Not stated] |
| Representative Buildings | [Not identified] |

| Statement# | Statement |
|---|---|
| WAKR6 | **Burney Street, Blyth (WakR6)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | 1875-1930. |
| Allotments, subdivision and built form patterns | [Not stated] |
| Architectural styles, detailing and built form features | Villas with projecting gable front and symmetrical facades, face stone walls with quoins to openings and corners, vertically proportioned, double-hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs. |
| Building height | Single storey. |
| Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| Fencing | Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries. |
| Setting, landscaping, streetscape and public realm features | Buildings sited centrally on allotments with consistent front and side setbacks. |
| Representative Buildings | [Not identified] |

| Statement# | Statement |
|---|---|
| | **Harley Street, Blyth Historic Area Statement (WakR7)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. |

| | |
|---|---|
| Eras, themes and context | 1875-1930. |
| Allotments, subdivision and built form patterns | [Not stated] |

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td>WAKR7</td><td colspan="2"><table>
<tr><td>Architectural styles, detailing and built form features</td><td>Shops with attached dwellings. Face stone walls dressed with quoins, stuccoed raised parapets to commercial premises, projecting gable fronts and bullnose verandahs to attached dwellings. Framed shopfront windows and doors, corrugated galvanised iron sheet cladding to walls and roofs. Chimneys. Steeply pitched roof forms. Deep pitched roof verandahs.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, stucco, red brick quoins, corrugated iron, brick chimneys.</td></tr>
<tr><td>Fences</td><td>Timber picket fences forward of dwellings attached to shops no more than 1m in height.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Consistent setbacks and strong building lines with little interruption. Buildings square to the street. Minimal breaks between buildings except where access to the rear of a site is provided. Dwellings are consistently set back further from the street.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR8</td><td colspan="2">March Street, Bowmans Historic Area Statement (WakR8)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br><table>
<tr><td>Eras, themes and context</td><td>1923.<br><br>Railways.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Detached and semi-detached dwellings having face stone walls with quoins, vertically proportioned double-hung windows and entry doors, steeply pitched corrugated iron sheet half-gabled hipped roofs, chimneys and simple integrated pitched front verandahs.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors.</td></tr>
<tr><td>Fencing</td><td>Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Dwellings sited centrally on allotments with consistent front and side setbacks.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR9</td><td colspan="2">Main Street Brinkworth Historic Area Statement (WakR9)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br><table>
<tr><td>Eras, themes and context</td><td>1892-1920.<br><br>Civic, commercial and retail.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Wide allotments.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Symmetrical fronted and projecting gable fronted dwellings with face stone walls with quoins, vertically proportioned double-hung windows and entry doors, steeply pitched gabled or half-gabled hipped roofs with timber half facing, chimneys and bullnose front verandahs. Corrugated iron gable roofed shops with parapets or gables facing the street and period framed windows and re-entrant doorways.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red brick quoins, weatherboard and corrugated iron. Brick chimneys. Timber verandah posts.</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Statement#</th><th colspan="2">Statement</th></tr>
<tr><td></td><td colspan="2"><table>
<tr><td>Fences</td><td>Timber and wire fences not exceeding 1.2m to Main Street and corrugated iron fencing to other boundaries.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Buildings square to the street with consistent front and side setbacks.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR10</td><td colspan="2">Light Street, Hamley Bridge Historic Area Statement (WakR10)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<table>
<tr><td>Eras, themes and context</td><td>1868-1930.<br><br>Civic, commercial and retail.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Gable roofed shops with decorative parapets or gables facing the street and period framed windows and re-entrant doorways. Styles vary in detail from Victorian-era pediments to shops through to the early twentieth century mannerist styled detailing of banks and an art-deco styled, glass panel fronted corner shop.<br><br>Dwellings south of Light Street recessed behind shops, with one room of the front facade projecting onto small gardens to the side of shops. Dwellings continue the built characteristics of attached shops: face stone walls with quoins, vertically proportioned double-hung windows and entry doors, steeply pitched gabled and half-gabled hipped roofs, projecting gables with half-timbered facing, chimneys and bullnose front verandahs.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors, brick chimneys, timber verandah posts.</td></tr>
<tr><td>Fences</td><td>Picket and woven wire fences not exceeding 1.2m to Light Street.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Buildings sited close and square to the street.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td>WAKR11</td><td colspan="2">Hill / Archer Streets, Hamley Bridge Historic Areas Statement (WakR11)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<table>
<tr><td>Eras, themes and context</td><td>1870-193.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>[Not stated]</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Villas with projecting gable front facades, face stone walls with quoins, vertically proportioned double-hung windows and entry doors and projecting gables and verandahs with half-timbered facing, steeply pitched corrugated roofs, chimneys, bullnose and sloping verandahs.</td></tr>
<tr><td>Building height</td><td>Single storey.</td></tr>
<tr><td>Materials</td><td>Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors and brick chimneys.</td></tr>
<tr><td>Fencing</td><td>Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>Buildings sited centrally on allotments with consistent front and side setbacks.</td></tr>
</table></td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| | Representative Buildings | [Not identified] |
| WAKR12 | **Stockport Road, Hamley Bridge Historic Areas Statement (WakR12)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1884-1930. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Villas with projecting gable front facades, face stone walls with quoins to openings and corners, vertically proportioned, double-hung windows and entry doors, projecting gables with half-timbered facing, steeply pitched roofs, chimneys and bullnose and gable form verandahs. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| | Fencing | Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Dwellings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |
| WAKR13 | **Main Street, Owen Historic Area Statement (WakR13)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1880-1920.<br>Civic, commercial and retail. |
| | Allotments, subdivision and built form patterns | Wide allotments. |
| | Architectural styles, detailing and built form features | Gable roofed shops with parapets, framed windows and re-entrant doorways to streets and verandahs overhanging footpaths. Symmetrical fronted and projecting gable fronted dwellings with face stone walls, vertically proportioned double-hung doors and windows, quoins, steeply pitched gabled, or half-gabled hipped roofs, chimneys and bullnose and simple timber-framed front verandahs. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, corrugated iron, timber windows and doors, brick quoins and chimneys, timber verandah posts. |
| | Fences | Timber and wire fences to Main Street not exceeding 1.2m and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Buildings sited centrally on sites. Buildings sited close and square to streets. Consistent front and side setbacks. Landscaping comprising trees. |
| | Representative Buildings | [Not identified] |
| | **Edward Street, Port Wakefield Historic Area Statement (WakR14)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |

| Statement# | Statement | |
|---|---|---|
| WAKR14 | Eras, themes and context | 1850-1920.<br><br>Civic, commercial and retail main street.<br><br>Railways. |
| | Allotments, subdivision and built form patterns | Wide allotments. |
| | Architectural styles, detailing and built form features | Cottages, railway cottages, row dwellings, symmetrical fronted and projecting gable fronted dwellings and shops. Gable roofed structures, with parapets to the street and framed windows and re-entrant doorways. Steeply pitched gabled and hipped roofs with bullnose front verandahs and chimneys. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, red quoins, corrugated iron, timber-framed windows and doors (particularly on shopfronts) and brick chimneys, |
| | Fences | Timber and wire fences to Main Street and corrugated iron fencing to other boundaries. Front fences no more than 1.2 metres. |
| | Setting, landscaping, streetscape and public realm features | Buildings sited close and square to the street. |
| | Representative Buildings | [Not identified] |

WAKR15

**Cooper / Mine Streets, Port Wakefield Historic Areas Statement (WakR15)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1850-1920. |
| Allotments, subdivision and built form patterns | [Not stated] |
| Architectural styles, detailing and built form features | Detached and attached cottages with symmetrical front facades, face stone walls with quoins, vertically proportioned double-hung windows and entry doors, exposed parapets, steeply pitched hipped roofs (some with half-gable ends), chimneys, bullnose and sloping low verandahs. Dwelling form typically incorporates two rooms with additional rooms to the rear under a lean-to roof but often stone in construction. |
| Building height | Single storey. |
| Materials | Local stone, masonry, red brick quoins, corrugated iron, timber-framed windows and doors. |
| Fencing | Timber and wire fences not exceeding 1.2m to street frontages and corrugated iron fencing to other boundaries. |
| Setting, landscaping, streetscape and public realm features | Buildings sited centrally on allotments with consistent front and side setbacks. |
| Representative Buildings | [Not identified] |

**Fourth Street, Snowtown Historic Area Statement (WakR16)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | 1880-1925.<br><br>Rural. |
| Allotments, subdivision and built form patterns | [Not stated] |

| Statement# | Statement | |
|---|---|---|
| WAKR16 | Architectural styles, detailing and built form features | Villas and cottages. Projecting gable front and symmetrical facades. Vertically proportioned, double-hung windows and entry doors and projecting gables with half-timbered facing. Steeply pitched corrugated iron sheet gable or hipped roofs. Chimneys. Bullnose and sloping verandahs. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, red brick quoining, timber-framed windows and doors and corrugated iron roofing. |
| | Fencing | Timber and wire fences not exceeding 1.2m to front boundaries. Corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Dwellings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |
| WAKR17 | **Railway Terrace (East) / Fourth Street, Snowtown Historic Area Statement (WakR17)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1878-1945.<br>Civic, commercial and retail. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Gable roofed shops with parapets, framed windows and re-entrant doorways and verandahs overhanging footpaths to the street. Public buildings scaled to suit their importance within the town having facades dressed with stucco decoration and parapets. Decoration is 'classically inspired' in detail. Senior Citizens Hall is of unique value, clad with imported proprietary galvanised sheet profiled cladding. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, galvanised iron, timber-framed windows, doors and verandah posts and stucco decoration and parapets. |
| | Fencing | [Not stated] |
| | Setting, landscaping, streetscape and public realm features | Buildings sited close and square to the street. Development sited full width across allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |
| WAKR18 | **Railway Terrace (West), Snowtown Historic Area Statement (WakR18)**<br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1910-1920. |
| | Allotments, subdivision and built form patterns | [Not stated] |
| | Architectural styles, detailing and built form features | Dwellings with face stone walls with quoins or horizontal timber planking, vertically proportioned double-hung timber windows and timber entry doors, steeply pitched gable or half-gabled hipped roofs with chimneys and both integrated and separated front verandahs and porches. |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, horizontal timber planking, red brick quoins, corrugated iron, timber-framed windows and doors and brick chimneys. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Timber and wire fences not exceeding 1.2m to Main Street and corrugated iron fencing to other boundaries. |
| | Setting, landscaping, streetscape and public realm features | Buildings sited centrally on allotments with consistent front and side setbacks. |
| | Representative Buildings | [Not identified] |

**Historic Areas affecting Town of Walkerville**

Walk1

**Church Terrace Locality Historic Area Statement (Walk1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s. |
| Allotments, subdivision and built form patterns | Very-low density and low-density residential development, with predominantly detached dwellings on wide allotments. Detached dwellings on hammerhead allotments or group dwellings with shared access at the rear with wide street frontage. Very large allotments fronting Church Terrace and St Andrews Street, slightly smaller allotments within the remaining parts of the area. |
| Architectural styles, detailing and built form features | Built form is varied, covering a range of architectural periods including early stone villas and brick cottages such as those in the Lansdowne Terrace, together with Victorian and Edwardian architecture and later bungalows and Tudor houses. This historic character has been partially eroded through the development of semi-detached dwellings and other dwellings of uncomplimentary design and siting, reducing the areas available for landscaping to along the front and side of dwellings. |
| Building height | Generally single storey. Two storey additions to the rear of buildings or within the roof space and on larger sites with setbacks. |
| Materials | Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. |
| Fencing | Examples of original fencing with bluestone plinths and cast iron fence railings above remains. Low front fencing which provides some visibility to the historic built form, although brush fencing or solid pillars and plinths with open style inserts and gates appears in some locations. |
| Setting, landscaping, streetscape and public realm features | Vegetation in private yards contributes positively to the overall visual amenity and street tree planting which includes Jacarandas, Golden Rain and Ash trees, particularly in Church Terrace and Devonshire Street also contributes positively to residential amenity. |
| Representative Buildings | Identified - refer to SA planning database. |

Walk2

**Medindie Historic Area Statement (Walk2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | |
|---|---|
| Eras, themes and context | Very-low and low density residential. 19th Century and early 20th Century. |
| Allotments, subdivision and built form patterns | Predominantly detached dwellings on large, wide allotments. Allotment sizes and building setbacks vary throughout the policy area, although there are patterns established in individual streets. |
| Architectural styles, detailing and built form features | Range of architectural styles and dwelling types from the late 19th Century and early 20th Century periods including early Victorian, high Victorian, Edwardian, Classic Revival and large bungalows, all set within large landscaped garden settings that enhance the presentation of the dwellings. |
| Building height | Predominantly single storey. Two storey additions to the rear of buildings or within the roof space with single storey appearance at the street. Two storey dwellings found on Robe Terrace and on larger sites with setbacks. |
| Materials | Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. Consistent early stone and brick dwellings on large sites with wide frontages to public roads. |
| Fencing | There is a distinctive lack of high, solid fencing and/or the use of open design of large gates to access long driveways has enabled the principal elevation of the historic homes and landscaped grounds to be visible from the public roads. |
| Setting, landscaping, streetscape and public realm features | Reasonably well established pattern of development, with regular spacing between buildings, front setbacks and roof pitches. Low-density residential development, with predominantly detached dwellings on allotments that are generous in width. Regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary. Formal avenues and regular spacing of street trees along road verges also make a positive contribution to the amenity of the area. |

| Statement# | Statement |
|---|---|
| | Representative Buildings: Identified - refer to SA planning database. |
| Walk3 | **Walkerville Terrace Historic Area Statement (Walk3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>Eras, themes and context: Low-density residential development with predominantly detached dwellings. 19th Century and early 20th Century.<br><br>Allotments, subdivision and built form patterns: Closely sited pattern of development, small allotments with narrow-to-medium frontages and intact historic character throughout the majority of the streets.<br><br>Large frontages to Church Terrace (northern side) and Stephen Terrace, slightly smaller frontages elsewhere.<br><br>Architectural styles, detailing and built form features: Range of architectural styles and dwelling types from the late 19th Century and early 20th Century. Existing dwellings are typically double or single fronted cottages, with simple detailing and modest sized rooms.<br><br>Building height: Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.<br><br>Materials: Residences within this area vary in material application. Residences were constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework. The locality exhibits consistent early stone and brick dwellings on large sites with wide frontages to public roads.<br><br>Fencing: Low front fencing, such as picket fencing, or no front fencing at all. High solid fencing up to 2 metres in height on Stephen Terrace.<br><br>Setting, landscaping, streetscape and public realm features: The locality exhibits regular spacing between residential buildings that is primarily achieved through consistent setbacks from each side boundary.<br><br>Representative Buildings: Identified - refer to SA planning database. |
| Walk4 | **Gilberton North Historic Area Statement (Walk4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>Eras, themes and context: Various eras of development that map out the developmental progress of the Walkerville Township, from the late 1870s to late 1920s. Proximity to Walkerville Terrace generally dictates more modest dwellings while grander architecturally designed residences exist on Walkerville Hill, capitalising on views to the Adelaide Hills.<br><br>Allotments, subdivision and built form patterns: Predominantly low density detached dwellings on wide allotments of a range of sizes.<br><br>Architectural styles, detailing and built form features: Mixture of architectural styles from turn of the century to early 1900s. Established character of large detached dwellings on spacious allotments, well setback from all allotment boundaries. Pitched roofs and articulated roof forms are an important characteristic of the area.<br><br>Building height: Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.<br><br>Materials: Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.<br><br>Fencing: Front boundary fencing is open in design (including gates) with solid components limited to the base and pillars so as to provide views of the principle dwelling facade. Traditional materials, heights and designs.<br><br>Setting, landscaping, streetscape and public realm features: There is a reasonably well established pattern of development, with regular spacing between buildings, front setbacks and roof pitches.<br><br>Large street trees and generous garden settings visible from the primary street frontage.<br><br>Representative Buildings: Identified - refer to SA planning database. |
| | **Gilberton South Historic Area Statement (Walk5)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality. |

<table>
<tr><th>Statement#</th><th>Statement</th></tr>
<tr><td>Walk5</td><td>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>Turn of the century to early 1900s. Modest, single storey cottages.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Predominantly low density detached dwellings on wide allotments. Range of allotment sizes. Cottages on small allotments with narrow frontages adjacent the narrow residential streets.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>Mixture of architectural styles from turn of the century to early 1900s. Larger Victorian-era villas, bungalows and Tudor dwellings on the more spacious allotments with frontage to Walkerville Terrace, Park Terrace and Stephen Terrace.</td></tr>
<tr><td>Building height</td><td>Predominantly single storey. Two storey additions to the rear of buildings or within the roof space.</td></tr>
<tr><td>Materials</td><td>Residences within this area vary in material application. Residences mostly constructed in locally sourced sandstone or bluestone, corrugated galvanised iron roofs and verandahs with cast iron lacework.</td></tr>
<tr><td>Fencing</td><td>Low fences allowing view to houses, except on Walkerville and Stephen Terraces where there are higher fences.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>There is a reasonably well established pattern of development, with regular spacing between buildings, front setbacks and roof pitches. Large street trees and generous garden settings visible from the primary street frontage.</td></tr>
<tr><td>Representative Buildings</td><td>Identified - refer to SA planning database.</td></tr>
</table></td></tr>
<tr><td colspan="2">Historic Areas affecting Wattle Range</td></tr>
<tr><td>WATR1</td><td>Penola - Riddoch Street, Penola (Town Centre) Historic Area Statement (WatR 1)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>Civic, commercial and retail.</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Traditional grid.</td></tr>
<tr><td>Architectural styles, detailing and built form features</td><td>[Not stated]</td></tr>
<tr><td>Building height</td><td>Single and two storey.</td></tr>
<tr><td>Materials</td><td>Local stone and masonry.</td></tr>
<tr><td>Fencing</td><td>Open front fencing not exceeding 1.2m.</td></tr>
<tr><td>Setting, landscaping, streetscape and public realm features</td><td>The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street. Stone paving. Wide streets in original layout. Consistent setbacks and strong building line with little interruption. Buildings square to the street.</td></tr>
<tr><td>Representative Buildings</td><td>[Not identified]</td></tr>
</table></td></tr>
<tr><td></td><td>Riddoch Street, Penola (Residential) Historic Area Statement (WatR 2)<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases, State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.<br><br>
<table>
<tr><td>Eras, themes and context</td><td>[Not stated]</td></tr>
<tr><td>Allotments, subdivision and built form patterns</td><td>Traditional grid.</td></tr>
</table></td></tr>
</table>

| Statement# | Statement | |
|---|---|---|
| WATR2 | Architectural styles, detailing and built form features | [Not stated] |
| | Building height | Single storey. |
| | Materials | Local stone, masonry, weatherboard and corrugated iron roofing. |
| | Fencing | Open front fencing not exceeding 1.2m. |
| | Setting, landscaping, streetscape and public realm features | The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street. Consistent setbacks and strong building lines with little interruption. Buildings square to the street. |
| | Representative Buildings | [Not identified] |

**Historic Areas affecting City of West Torrens**

**Elston Street Historic Area Statement (WeTo1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| WeTo1 | | |
|---|---|---|
| | Eras, themes and context | 1890s - 1920s. |
| | Allotments, subdivision and built form patterns | Low to very low density site areas. Wide frontages. Detached dwellings on substantial allotments. |
| | Architectural styles, detailing and built form features | Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings.<br><br>Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing.<br><br>Additions are generally located to the rear of the dwelling. |
| | Building height | Generally single storey. Second storey within the roof space. |
| | Materials | Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys. |
| | Fencing | Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. |
| | Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Regularly spaced trees.<br><br>Vehicle access has been design and located to preserve existing street trees. |
| | Representative Buildings | Identified - refer to SA planning database. |

**Mile End Historic Area Statement (WeTo2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| WeTo2 | | |
|---|---|---|
| | Eras, themes and context | 1860s - 1920s. |
| | Allotments, subdivision and built form patterns | Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments. |
| | Architectural styles, detailing and built form features | Predominantly detached Victorian villas with examples of Victorian semi-detached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapeted shopfronts.<br><br>Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos.<br><br>Additions are generally located to the rear of the dwelling. |
| | Building height | Generally single storey. Second storey within the roof space. |
| | Materials | Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys. |

| Statement# | Statement | |
|---|---|---|
| | Fencing | Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. |
| | Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Generous side and rear setbacks, maintaining large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been design and located to preserve existing street trees. Vehicle access is via rear lanes where available. |
| | Representative Buildings | Identified - refer to SA planning database. |
| WeTo3 | **Richmond Historic Area Statement (WeTo3)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1900s - 1920s. |
| | Allotments, subdivision and built form patterns | Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings. |
| | Architectural styles, detailing and built form features | Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings.<br><br>Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos.<br><br>Additions are generally located to the rear of the dwelling. |
| | Building height | Up to 2 storeys. |
| | Materials | Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys. |
| | Fencing | No fencing or low fencing facilitating views of the dwelling. |
| | Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings. Street trees. Vehicle access has been design and located to preserve existing street trees. |
| | Representative Buildings | Identified - refer to SA planning database. |
| WeTo4 | **Rose Street Historic Area Statement (WeTo4)**<br><br>The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.<br><br>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.<br><br>The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table. | |
| | Eras, themes and context | 1900s - 1920s. |
| | Allotments, subdivision and built form patterns | Strong uniformity of allotment pattern. Low to very low density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments. |
| | Architectural styles, detailing and built form features | Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings.<br><br>Additions are generally located to the rear of the dwelling. |
| | Building height | Generally single storey. Second storey within the roof space. |
| | Materials | Strong uniformity in material palette. Stone. Brick. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys. |
| | Fencing | No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary. |
| | Setting, landscaping, streetscape and public realm features | Consistent front setbacks. Consistent side and rear setbacks. Carports and garages are behind the main face of dwellings.<br><br>Traditional well-maintained gardens. Street trees. Vehicle access has been design and located to preserve existing street trees. Vehicle access from laneways, particularly Rose Street where there are no crossovers. |
| | Representative Buildings | Identified - refer to SA planning database. |

| Statement# | Statement |
|---|---|

**Torrensville East Historic Area Statement (WeTo5)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

WeTo5

| | |
|---|---|
| Eras, themes and context | 1890s - 1930s. |
| Allotments, subdivision and built form patterns | Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern. |
| Architectural styles, detailing and built form features | Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings.<br><br>Additions are generally located to the rear of the dwelling. |
| Building height | Generally single storey. Second storey within the roof space. |
| Materials | Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys. |
| Fencing | Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket. |
| Setting, landscaping, streetscape and public realm features | Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Wide streets. Vehicle access has been design and located to preserve existing street trees. |
| Representative Buildings | Identified - refer to SA planning database. |

**Urban Corridor (High Street) Historic Area Statement (WeTo6)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

WeTo6

| | |
|---|---|
| Eras, themes and context | 1890s - 1920s. |
| Allotments, subdivision and built form patterns | Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained. |
| Architectural styles, detailing and built form features | Predominantly ornate parapeted, glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts.<br><br>Additions are generally located to the rear of the building. |
| Building height | Predominantly single storey. Two storey on corner allotments. |
| Materials | Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with of original eras and styles. |
| Fencing | *[Not stated]* |
| Setting, landscaping, streetscape and public realm features | Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface |
| Representative Buildings | Identified - refer to SA planning database. |

**Historic Areas affecting District Council of Yankalilla**

**Rapid Bay Historic Area Statement (Ya1)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| Statement# | Statement | |
|---|---|---|
| Ya1 | Eras, themes and context | Rapid Bay is historically significant because of its connection with the first mainland landing by Colonel Light and his survey team in 1836 and has very strong connections and cultural significance for Aboriginal descendants being a popular fishing and summer occupation site, burial ground and Tjilbruke Dreaming site.<br><br>1948-1949 (School added in 1950). Encompasses housing established by BHP as part of mining/quarrying operations to the west as well as historic buildings and items at the southern end of the town.<br><br>Rapid Bay's built character and landscape setting reflects the influence of BHP's extractive industry, which was established during the 1940s with the establishment of a limestone quarry, crushers and loading jetty. Houses were built for employees. At the peak of construction homes were built for BHP by Fricker Bros using local stone and Wattle Flat bricks. A further 16 houses were built during 1949/50 on the eastern side of the township and the primary school officially opened in 1950. BHP stopped operations in June, 1962, and sold houses on the eastern side of Rapid Bay for private ownership. Adelaide Brighton Cement recommenced quarry operations in 1982, providing local jobs and stone products for the Highways Department, local councils and private contractors amounting to 12,000 tonnes annually. The operations have resulted in moving the shore line westward, as 30% of screenings were deposited in the area. Consequently the setting of the township with company housing divided by the Yattogolinga Creek and school oval, has a unique landscape setting and character. |
| | Allotments, subdivision and built form patterns | Rapid Bay has two residential enclaves which are divided by Yattogolinga River and the town oval. The western section of the town is laid out around the main entrance road and comprises eighteen houses, a former general store and meeting hall. These are without individual subdivision allotments.<br><br>The eastern section includes fifteen houses either side of Cygnet Place and the primary school. They are constructed on allotments of approximately the same size and are set back the same distance from the road. Allotment sizes provide narrower frontages at the end of the cul-de-sac. |
| | Architectural styles, detailing and built form features | Semi bungalow in design with painted hipped corrugated roofs, simple and return verandahs, windows surrounds comprising painted concrete lintels and window sills. The 15 houses in Cygnet Place were designed using one of six house plans prepared by BHP Limited. They are either five or six room dwellings and some have sleep-outs attached.<br><br>On the western side, company dwellings range from simple detached, hipped or gable roof designs to a row of larger stone and brick houses with expansive verandahs facing the sea and overlooking the coastal area. |
| | Building height | All buildings in the township are of single storey, low scale character on generous allotments. |
| | Materials | Materials used in housing construction include varying combinations of red brick, concrete brick and stone or limestone. |
| | Fencing | There is a row of low rendered walls along the front of one group of allotments in Cygnet Place which overlook the sea, but all other allotments have wire mesh front fences and corrugated iron side and rear fences. |
| | Setting, landscaping, streetscape and public realm features | The streets are well treed, and although Norfolk Island pines are not the only species, they are the most dominant. The extension of the main entrance road which leads through the western residential area and then branches off towards the quarry is divided by a wide median strip in which Norfolk Island pines and pyramid trees have been planted alternately. About a third of the way along this street a road branches off towards the beach to provide access to the jetty, the foreshore caravan park and camping area and the eastern residential area. Trees have been planted along all these routes and the embankments along the roads have been planted with shrubs, flowers and ground cover.<br><br>The mouth of the Yattagolina River, which is located near the junction of these three routes, is shallow and filled with reeds. The jetty and the quarry works dominate the western end of the beach. |
| | Representative Buildings | *[Not identified]* |

**Randalsea Historic Area Statement (Ya2)**

The Historic Area Overlay identifies localities that comprise characteristics of an identifiable historic, economic and / or social theme of recognised importance. They can comprise land divisions, development patterns, built form characteristics and natural features that provide a legible connection to the historic development of a locality.

These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of an Historic Area.

The preparation of an Historic Impact Statement can assist in determining potential additional attributes of an Historic Area where these are not stated in the below table.

| | | |
|---|---|---|
| Ya2 | Eras, themes and context | Established during the first phase of settlement (1836-1861). A sharp distinction is evident between the unformed groupings of buildings set within the township proper, and the bare hillsides surrounding the town.<br><br>Randalsea comprises a small rural village founded in the 1836-1861 settlement period of SA around two industries- a steam mill and sawmilling. The historic significance of the village lies in the integrity, age and condition of the original buildings and landscape setting. The settlement's corner setting in Second Valley has been described as 'aesthetically one of the most pleasing heritage environments in South Australia'. |
| | Allotments, subdivision and built form patterns | Historic division pattern is maintained around the intersection of Main South Road and Finniss Vale Drive. A range of allotments of various configurations and sizes east and west of Main South Road. |
| | Architectural styles, detailing and built form features | A compact group of small scale, single storey cottages and buildings with randomly aligned frontages to the original road (Gamlen Place), with Randall's cottage and Palm House a former boarding house located west at a distance from the group. The Institute building, school house, school, and Florence's Guest House are higher set on the southern side of Finnis Vale Road. Leonard's Mill, with ancillary buildings is a visually dominant building on the eastern side of Main South Road. The former Mill is State Heritage listed. |
| | Building height | Predominantly single storey heights, in small scale buildings. The State Heritage listed Leonard's Mill provides a dominant element on the south-eastern side of Main South Road opposite Gamlen Place. Palm House presents a single storey appearance to Finnis Vale Drive but is two storey given the building is cut into the side of the slope that falls away from the road to the creek like north of the road. |
| | Materials | Dominant materials include stone walling, timber fenestration and entrances, slate flooring and corrugated iron roofing. More recent materials include colorbond roofing, mini-orb iron sheeting, brick and rendered surfaces. Evidence of early gum slab construction noted in outbuilding. |
| | Fencing | Minimal fencing retaining an open feel to the shared spatial arrangements of buildings and gardens. A section of existing stone walling on the |

| Statement# | Statement | |
|---|---|---|
| | | southern side of the road intersection and some post and wire fencing maintains the informal and open spatial character of the village. |
| | Setting, landscaping, streetscape and public realm features | Randalsea is nestled at the bottom of the Parananacooka River at its junction with a smaller tributary. A scattered collection of buildings are located along the valley floor, with trees and grazing land rising steeply behind to the ridge lines which form a contrasting rural backdrop. The public realm includes a creek side reserve and higher level park with walkway in the vicinity of a fenced War Memorial set higher than the Finniss Vale Road. |
| | Representative Buildings | *[Not identified]* |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Historic Shipwrecks Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Historic shipwrecks and historic relics are protected from encroaching development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br>Development is located and designed to avoid potential impacts on historic shipwrecks and historic relics. | DTS/DPF 1.1<br>Development involving impact to the surface or subsoil of land or sea/river floor is not located:<br>(a) seaward of the mean high water mark<br>or<br>(b) within 15m landward of the banks of the River Murray. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river. | Minister responsible for the administration of the *Historic Shipwrecks Act 1981.* | To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act. | Development of a class to which Schedule 9 clause 3 item 5 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Development that may involve impact to the surface or subsoil of land or sea floor, where located partly or fully within the 'adjacent area' of a historic shipwreck or historic relic within the meaning of the *Underwater Cultural Heritage Act 2018* (Commonwealth) as shown on the Historic Shipwrecks | Commonwealth Minister responsible for the administration of the *Underwater Cultural Heritage Act 2018* (Commonwealth). | To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics | Development of a class to which Schedule 9 |

| | | | |
|---|---|---|---|
| Overlay. | | protected under the relevant Act. | clause 3 item 6 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Interface Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as:<br>(a) locating residential accommodation the greatest distance practicable from the source of the impacts<br>(b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers<br>(c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts<br>(d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts. | DTS/DPF 1.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Key Outback and Rural Routes Overlay

### Assessment Provisions (AP)

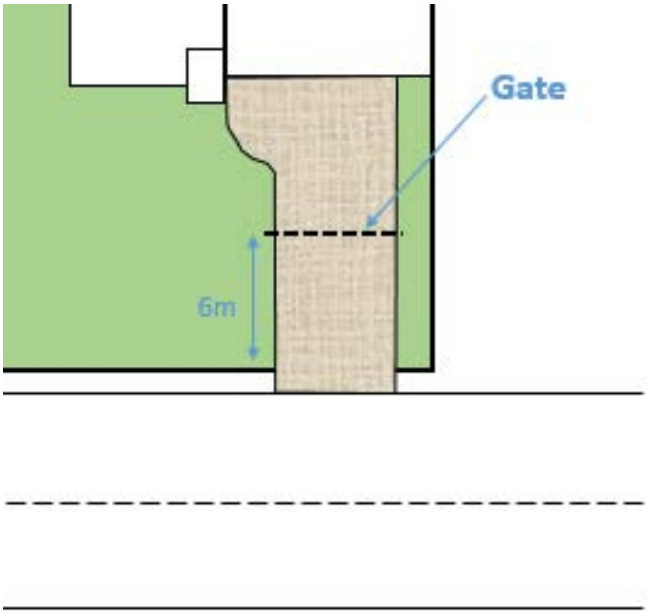
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient movement of vehicle and freight traffic on Key Outback and Rural Routes. |
| DO 2 | Provision of safe and efficient vehicular access to and from Key Outback and Rural Routes. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

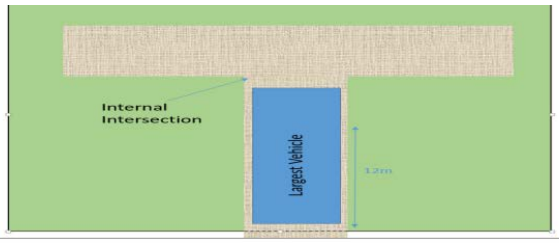
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|

| Access - Safe Entry and Exit (Traffic Flow) | |
|---|---|
| PO 1.1<br><br>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads. | DTS/DPF 1.1<br><br>An access point satisfies (a), (b) or (c):<br><br>(a) where servicing a single dwelling / residential allotment:<br>(i) it will not result in more than one access point<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) it will have a width of between 3m and 4m (measured at the site boundary).<br>(b) where the development will result in 2 and up to 6 dwellings:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site).<br>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) where on a road with a speed limit of 80 km/h or greater vehicles can enter and exit the site using left turn only movements<br>(iii) vehicles can enter and exit the site in a forward direction<br>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less<br>(vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m<br>(vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m<br>(viii) it provides for simultaneous two-way vehicle movements at the access:<br>A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road<br><br>and<br><br>B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road. |
| Access - On-Site Queuing | |
| PO 2.1<br><br>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site to minimise interruption of the functional performance of the road and maintain safe vehicle movements. | DTS/DPF 2.1<br><br>An access point in accordance with one of the following:<br><br>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: |




(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site).

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
- (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:




Access - Location (Spacing) - Existing Access Points

| PO 3.1 | DTS/DPF 3.1 |
|---|---|
| Existing access points designed to accommodate the type and volume of traffic likely to be generated by development. | An existing access point satisfies (a), (b) or (c):<br>(a) it will not service, or is not intended to service, more than 6 dwellings<br>(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access<br>(c) it is not located on a Controlled Access Road and development constitutes:<br>(i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa<br>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment<br>(iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area<br>(iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area<br>(v) an office or consulting room with a gross leasable floor area <500m²<br>(vi) a change of use from residential dwelling to a shop or office or consulting room or personal or domestic services establishment with <250m² gross leasable floor area. |

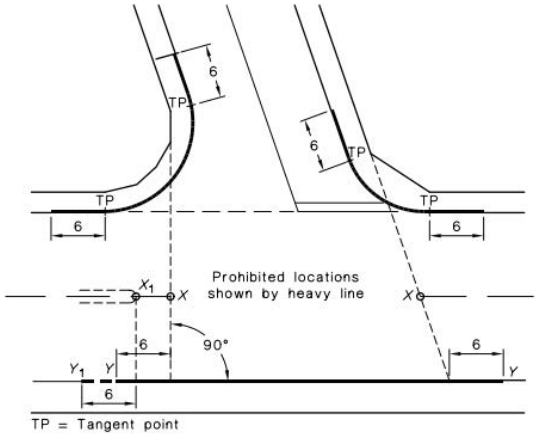
Access - Location (Spacing) - New Access Points

| PO 4.1 | DTS/DPF 4.1 |
|---|---|

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:




NOTE:
The points marked $X_1$ and $X$ are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y$-$Y$ extends to Point $Y_1$.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
- (i) is not located on a Controlled Access Road
- (ii) is not located on a section of road affected by double barrier lines
- (iii) will be on a road with a speed environment of 70km/h or less
- (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
- (v) is located a minimum of 6m from a median opening or pedestrian crossing.

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

| Speed Limit | Separation between access points | Separation from public road junctions and merging/terminating lanes |
|---|---|---|
| 50 km/h or less | No spacing requirement | 97m |
| 60 km/h | 5m (for development intended to serve between 1 and 6 dwellings) and 20m for all other cases | 123m |
| 70 km/h | 55m | 151m |
| 80 km/h | 70m | 181m |
| 90 km/h | 90m | 226m |
| 100 km/h | 110m | 262m |
| 110 km/h | 135m | 300m |

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

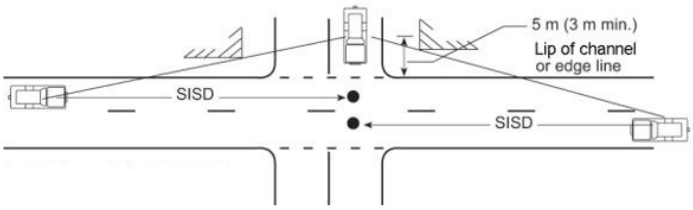
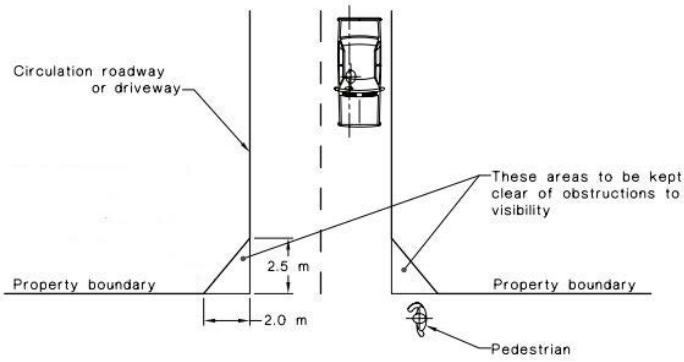
An access point satisfies (a) and (c) or (b) and (c):

(a) the development site serves or is intended to serve between 1 and 6 dwellings and utilises an existing access point

or

(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

| Speed Limit | Access Point serving 1-6 dwellings | Access point serving all other development |
|---|---|---|
| 40 km/h or less | 47m | 73m |
| 50 km/h | 63m | 97m |
| 60 km/h | 81m | 123m |
| 70 km/h | 100m | 151m |
| 80 km/h | 121m | 181m |
| 90 km/h | 144m | 226m |
| 100 km/h | 169m | 262m |
| 110km/h | 195m | 300m |

| | |
|---|---|
| | <br>and<br>(c) pedestrian sightlines in accordance with the following diagram:<br> |
| Access - Mud and Debris | |
| PO 6.1<br>Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions. | DTS/DPF 6.1<br>Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of the seal on the road for a minimum of 10m or to the property boundary (whichever is closer). |
| Access - Stormwater | |
| PO 7.1<br>Access points are designed to minimise negative impact on roadside drainage of water. | DTS/DPF 7.1<br>Development does not:<br>(a) decrease the capacity of an existing drainage point<br>(b) restrict or prevent the flow of stormwater to an existing drainage point system<br>(c) result in access points becoming stormwater flow paths directly onto the road. |
| Building on Road Reserve | |
| PO 8.1<br>Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users. | DTS/DPF 8.1<br>No encroachment of buildings or structures onto, above or below the road reserve. |
| Public Road Junctions | |
| PO 9.1<br>New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road opening conditions are maintained on the State Maintained Road. | DTS/DPF 9.1<br>Development does not comprise any of the following:<br>(a) creating a new junction with a public road<br>(b) opening an unmade public road junction<br>(c) modifying an existing public road junction. |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:<br>(a) creation of a new access or junction<br>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)<br>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Key Railway Crossings Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe, efficient and uninterrupted operation of key railway crossings. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Access, Design and Function | |
| PO 1.1<br>Site access does not interfere or impact on the safe operation of a railway crossing. | DTS/DPF 1.1<br>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:<br>(a) 110 km/h road - 190m<br>(b) 100 km/h road - 165m<br>(c) 90 km/h road - 140m<br>(d) 80 km/h road - 110m<br>(e) 70 km/h road - 90m<br>(f) 60 km/h road - 70m<br>(g) 50km/h or less road - 50m |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Limited Dwelling Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Establishment of additional dwellings in primary production areas is limited to avoid undermining primary production. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Development does not result in the establishment of a dwelling. | DTS/DPF 1.1<br>A new dwelling replaces an existing dwelling within the same allotment. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|

| | | | |
|---|---|---|---|
| None | None | None | None |

## Limited Land Division Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The long term use of land for primary production is maintained by minimising fragmentation through division of land. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br>Land division does not result in the creation of an additional allotment. | DTS/DPF 1.1<br>No additional allotments are created. |
| PO 1.2<br>Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment. | DTS/DPF 1.2<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Local Heritage Place Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1<br>The form of new buildings and structures maintains the heritage values of the Local Heritage Place. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Massing, scale and siting of development maintains the heritage values of the Local Heritage Place. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the Local Heritage Place. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development is consistent with boundary setbacks and setting. | DTS/DPF 1.4<br>None are applicable. |

| | |
|---|---|
| PO 1.5<br>Materials and colours are either consistent with or complement the heritage values of the Local Heritage Place. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade of a Local Heritage Place. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Development of a Local Heritage Place retains features contributing to its heritage value. | DTS/DPF 1.7<br>None are applicable. |
| Alterations and Additions | |
| PO 2.1<br>Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place. | DTS/DPF 2.2<br>None are applicable. |
| Ancillary Development | |
| PO 3.1<br>Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line and does not dominate the Local Heritage Place or its setting. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Advertising and advertising hoardings are designed to complement the Local Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the Local Heritage Place. | DTS/DPF 3.4<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division creates allotments that:<br>(a) maintain the heritage values of the Local Heritage Place, including setting<br>(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place. | DTS/DPF 4.1<br>None are applicable. |
| Landscape Context and Streetscape Amenity | |
| PO 5.1<br>Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless:<br>(a) trees / plantings are, or have the potential to be, a danger to life or property<br>or<br>(b) trees / plantings are significantly diseased and their life expectancy is short. | DTS/DPF 5.1<br>None are applicable. |
| Demolition | |
| PO 6.1<br>Local Heritage Places are not demolished, destroyed or removed in total or in part unless:<br>(a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value<br>or<br>(b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place. | DTS/DPF 6.2<br>None are applicable. |
| Conservation Works | |
| PO 7.1 | DTS/DPF 7.1 |

| | |
|---|---|
| Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods. | None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Major Urban Transport Routes Overlay

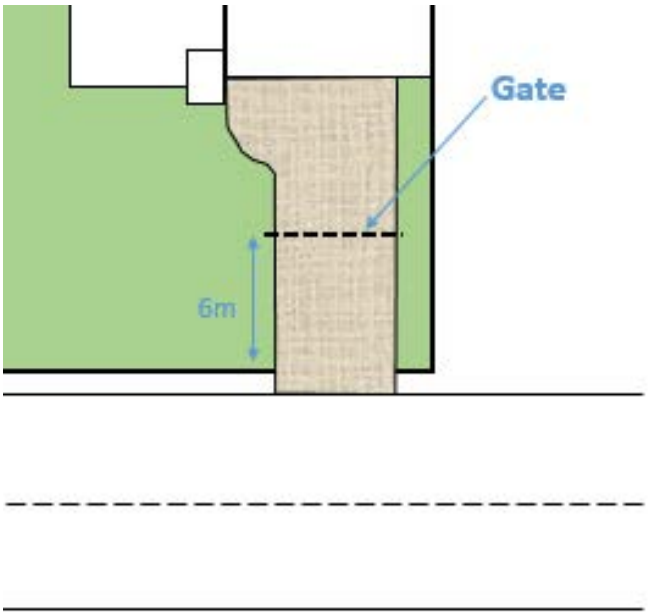
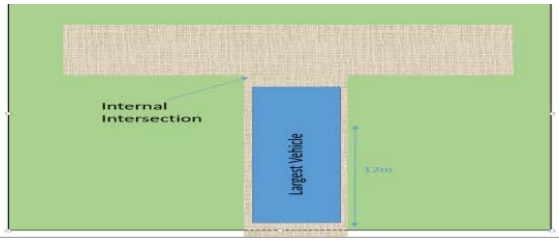
### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from Major Urban Transport Routes. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Access - Safe Entry and Exit (Traffic Flow) | |
| PO 1.1<br><br>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads. | DTS/DPF 1.1<br><br>An access point satisfies (a), (b) or (c):<br><br>(a) where servicing a single (1) residential dwelling / residential allotment:<br>(i) it will not result in more than one access point<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) have a width of between 3m and 4m (measured at the site boundary).<br>(b) where the development will result in 2 and up to 6 dwellings:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) entry and exit movements are left turn only<br>(iii) vehicles can enter and exit the site in a forward direction<br>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees;<br>(v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(vi) have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site).<br>(c) where the development will result in over 7 dwellings, or is a non-residential land use:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site using left turn only movements<br>(iii) vehicles can enter and exit the site in a forward direction<br>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(v) have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less<br>(vi) have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m<br>(vii) have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m<br>(viii) provides for simultaneous two-way vehicle movements at the access;<br>A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road<br><br>and |

| | |
|---|---|
| | B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road. |
| Access - On-Site Queuing | |
| PO 2.1<br><br>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements. | DTS/DPF 2.1<br><br>An access point in accordance with one of the following:<br><br>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:<br><br><br>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:<br>(i) is expected to be serviced by vehicles with a length no greater than 6.4m<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site).<br>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:<br>(i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)<br>(iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop<br>(iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:<br><br> |
| Access – Location (Spacing) - Existing Access Points | |
| PO 3.1<br><br>Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development. | DTS/DPF 3.1<br><br>An existing access point satisfies (a), (b) or (c):<br><br>(a) it will not service, or is not intended to service, more than 6 dwellings<br>(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access<br>(c) it is not located on a Controlled Access Road and development constitutes:<br>(i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa |

(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment

(iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area

(iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area

(v) an office or consulting room with a gross leasable floor area <500m²

(vi) a change of use from residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access – Location (Spacing) – New Access Points

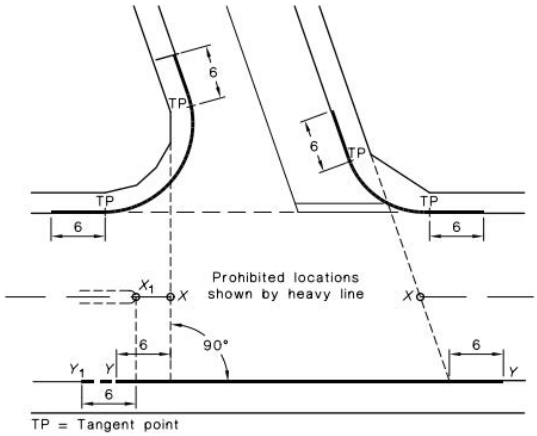
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:




NOTE:
The points marked $X_1$ and $X$ are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y$-$Y$ extends to Point $Y_1$.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:

(i) is not located on a Controlled Access Road

(ii) is not located on a section of road affected by double barrier lines

(iii) will be on a road with a speed environment of 70km/h or less

(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)

(v) located minimum of 6m from a median opening or pedestrian crossing.

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

| Speed Limit | Separation between access points | Separation from public road junctions and merging/terminating lanes |
|---|---|---|
| 50 km/h or less | No spacing requirement | 20m |
| 60 km/h | 5m (for development intended to serve between 1 and 6 dwellings) and 20m for all other cases | 123m |
| 70 km/h | 55m | 151m |
| 80 km/h | 70m | 181m |
| 90 km/h | 90m | 214m |
| 100 km/h | 110m | 248m |
| 110 km/h | 135m | 285m |

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

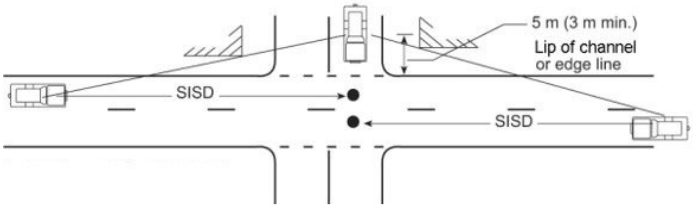
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

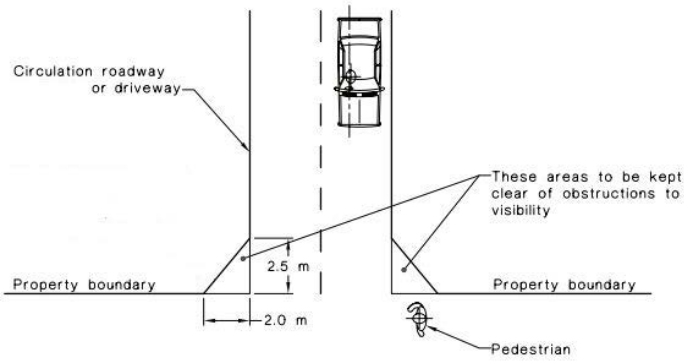
(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

| Speed Limit | Access Point serving 1-6 dwellings | Access point serving all other development |
|---|---|---|
| 40 km/h or less | 47m | 73m |
| 50 km/h | 63m | 97m |
| 60 km/h | 81m | 123m |
| 70 km/h | 100m | 151m |
| 80 km/h | 121m | 181m |
| 90 km/h | 144m | 226m |
| 100 km/h | 169m | 262m |
| 110km/h | 195m | 300m |




(c) pedestrian sightlines in accordance with the following diagram:




Access - Mud and Debris

| PO 6.1 | DTS/DPF 6.1 |
|---|---|
| Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions. | Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer) |

Access - Stormwater

| PO 7.1 | DTS/DPF 7.1 |
|---|---|
| Access points designed to minimise negative impact on roadside drainage of water. | Development does not:<br>(a) decrease the capacity of an existing drainage point<br>(b) restrict or prevent the flow of stormwater to an existing drainage point and system<br>(c) results in access points becoming stormwater flow paths directly onto the road. |

Building on Road Reserve

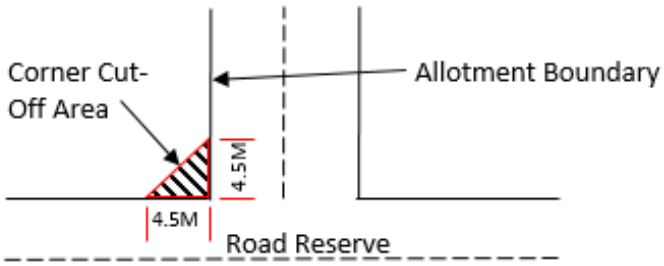
| PO 8.1 | DTS/DPF 8.1 |
|---|---|
| Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users. | No encroachment of buildings or structures onto, above or below the road reserve. |

Public Road Junctions

| PO 9.1 | DTS/DPF 9.1 |
|---|---|
| New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions are maintained on the State Maintained Road. | Development does not comprise any of the following:<br>(a) creating a new junction with a public road<br>(b) opening an unmade public road junction<br>(c) modifying an existing public road junction. |

Corner Cut-Offs

| PO 10.1 | DTS/DPF 10.1 |
|---|---|
| Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety. | Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram: |




### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:<br>(a) creation of a new access or junction<br>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)<br>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Marine Parks (Managed Use) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Marine habitats and biodiversity are protected through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development avoids or minimises harm to marine habitats, biodiversity or the functioning of ecosystems. | DTS/DPF 1.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Marine Parks (Restricted Use) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | High value marine habitats and biological diversity are protected. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development is limited to that required to support the ongoing operation of ports and harbours. | DTS/DPF 1.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from primary reservoirs or diversion weir catchments from the Mount Lofty Ranges. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Quality | |
| PO 1.1<br>Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into primary public water supply reservoirs and weirs. | DTS/DPF 1.2<br>Development does not involve any one or combination of the following:<br>(a) aquaculture involving husbandry or supplementary feeding in a water flow through system<br>(b) dairy except if a replacement dairy<br>(c) organic waste processing facility<br>(d) fuel depot<br>(e) horticulture involving only market gardening or commercial turf growing<br>(f) intensive animal husbandry<br>(g) landfill<br>(h) retail fuel outlet<br>(i) special industry<br>(j) stock sales yard<br>(k) stock slaughter works<br>(l) timber preservation works<br>(m) waste recycling, storage or treatment facility<br>(n) wrecking yard. |
| Wastewater | |

| | |
|---|---|
| PO 2.1<br>Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into primary public water supply reservoirs and weirs. | DTS/DPF 2.1<br>Development that generates trade or industrial wastewater is connected to a:<br>(a) sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow,<br>or<br>(b) wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal. |
| PO 2.2<br>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within primary reservoir and weir catchment areas. | DTS/DPF 2.2<br>Development, including alterations and additions, in combination with existing built form and activities within an allotment:<br>(a) does not generate a combined total of more than 900 litres of wastewater per day, and<br>(b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards<br>or is otherwise connected to a sewerage or community wastewater management system. |
| PO 2.3<br>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site. | DTS/DPF 2.3<br>Development results in:<br>(a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards<br>or<br>(a) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards. |
| PO 2.4<br>Surface and groundwater protected from wastewater discharge pollution. | DTS/DPF 2.4<br>All components of an effluent disposal area are:<br>(a) set back 50 metres or more from a watercourse<br>(b) set back 100 metres or more from a public water supply reservoir<br>(c) located on land with a slope no greater than 1-in-5 (20%)<br>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table<br>(e) above the 10% AEP flood level. |
| Stormwater | |
| PO 3.1<br>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Polluted stormwater is treated prior to discharge from the site. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality. | DTS/DPF 3.4<br>Development includes:<br>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or<br>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100$m^2$. |
| PO 3.5<br>Stormwater from dwelling additions captured to protect water quality. | DTS/DPF 3.5<br>Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L. |
| PO 3.6<br>Stormwater from shops and tourist accommodation is managed to protect water quality. | DTS/DPF 3.6<br>Shops and tourist accommodation satisfy all the following:<br>(a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) are located 100m or more from public water supply reservoirs and diversion weirs<br>(c) are located on land with a slope not exceeding 20%<br>(d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L<br>(e) includes swales that divert clean stormwater away from areas where it could be polluted. |
| PO 3.7 | DTS/DPF 3.7 |

| | |
|---|---|
| Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality. | Horse keeping and low intensity animal husbandry satisfy all the following:<br>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) is located on land with a slope not exceeding 10%<br>(c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L<br>(d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted. |
| PO 3.8<br>Stormwater from horticulture is managed to protect water quality. | DTS/DPF 3.8<br>Horticulture satisfies all the following :<br>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) is located 100m or more from public water supply reservoirs and diversion weirs<br>(c) is located on land with a slope not exceeding 10%<br>(d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted. |
| PO 3.9<br>Stormwater from excavated and filled areas is managed to protect water quality. | DTS/DPF 3.9<br>Excavation and/or filling satisfy all the following:<br>(a) is located 50m or more from watercourses<br>(b) is located 100m or more from public water supply reservoirs and diversion weirs<br>(c) does not involve excavation exceeding a vertical height of 0.75m<br>(d) does not involve filling exceeding a vertical height of 0.75m<br>(e) does not involve a total combined excavation and filling vertical height of 1.5m. |
| Landscapes and Natural Features | |
| PO 4.1<br>Development minimises the need to modify landscapes and natural features. | DTS/DPF 4.1<br>None are applicable. |
| Land Division | |
| PO 5.1<br>Land division does not result in an increased risk of pollution to surface or underground water. | DTS/DPF 5.1<br>Land division does not create additional allotments and satisfies (a) and/or (b):<br>(a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures<br>(b) is for realignment of allotment boundaries to improve management of the land for primary production and/or conservation of natural features. |
| PO 5.2<br>Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists. | DTS/DPF 5.2<br>None are applicable. |

## Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:<br>(a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay<br>(b) function venue with more than 75 seats for customer dining purposes<br>(c) restaurant with more than 40 seats for customer dining purposes<br>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door<br>(e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned | Environment Protection Authority. | To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality. | Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

| | | | |
|---|---|---|---|
| (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned<br>(g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned<br>(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day). | | | |
| Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence) | | | |
| Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML) | | | |
| Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding | | | |
| Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units) | | | |
| Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time. | | | |

## Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Quality | |
| PO 1.1<br>Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs. | DTS/DPF 1.2<br>Development does not involve any one or combination of the following:<br>(a) landfill<br>(b) special industry. |
| Wastewater | |

| | |
|---|---|
| PO 2.1<br>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas. | DTS/DPF 2.1<br>Development including alterations and additions, in combination with existing built form and activities within an allotment:<br>(a) do not generate a combined total of more than 1500 litres of wastewater per day and<br>(b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards<br>or is otherwise connected to a sewer or community wastewater management system. |
| PO 2.2<br>Dairy development is of a scale and design that will avoid adverse water quality impacts. | DTS/DPF 2.2<br>Dairy development satisfies all of the following:<br>(a) is located at least 100 metres from any watercourse, dam, bore or well<br>(b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions<br>(c) treated wastewater irrigation areas:<br>(i) have a slope of less than 1-in-5 (20 percent)<br>(ii) are greater than 100 metres from any watercourse, dam, bore or well<br>are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater. |
| PO 2.3<br>Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs. | DTS/DPF 2.3<br>Development that generates trade or industrial wastewater is connected to:<br>(a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow<br>or<br>(b) an on-site wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal. |
| PO 2.4<br>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site. | DTS/DPF 2.4<br>Development results in:<br>(a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards<br>or<br>(b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards. |
| PO 2.5<br>Surface and groundwater protected from wastewater discharge pollution. | DTS/DPF 2.5<br>All components of an effluent disposal area are:<br>(a) setback 50 metres or more from a watercourse<br>(b) setback 100 metres or more from a public water supply reservoir<br>(c) located on land with a slope no greater than 1-in-5 (20%)<br>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table<br>(e) above the 10% AEP flood level. |
| Stormwater | |
| PO 3.1<br>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Polluted stormwater is treated prior to discharge from the site. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality. | DTS/DPF 3.4<br>Development includes:<br>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings<br>or<br>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m$^2$. |
| PO 3.5 | DTS/DPF 3.5 |

| | |
|---|---|
| Stormwater from dwelling additions captured to protect water quality. | Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L. |
| PO 3.6<br>Stormwater from shops and tourist accommodation is managed to protect water quality. | DTS/DPF 3.6<br>Shops and tourist accommodation satisfy all the following:<br>(a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) are located 100m or more from public water supply reservoirs and diversion weirs<br>(c) are located on land with a slope not exceeding 20%<br>(d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L<br>(e) includes swales that divert clean stormwater away from areas where it could be polluted. |
| PO 3.7<br>Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality. | DTS/DPF 3.7<br>Horse keeping and low intensity animal husbandry satisfy all the following:<br>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) is located on land with a slope not exceeding 10%<br>(c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L<br>(d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted. |
| PO 3.8<br>Stormwater from horticulture is managed to protect water quality. | DTS/DPF 3.8<br>Horticulture satisfies all the following:<br>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) is located 100m or more from public water supply reservoirs and diversion weirs<br>(c) is located on land with a slope not exceeding 10%<br>(d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted. |
| PO 3.9<br>Stormwater from excavated and filled areas is managed to protect water quality. | DTS/DPF 3.9<br>Excavation and/or filling satisfy all the following:<br>(a) is located 50m or more from watercourses<br>(b) is located 100m or more from public water supply reservoirs and diversion weirs<br>(c) does not involve excavation exceeding a vertical height of 0.75m<br>(d) does not involve filling exceeding a vertical height of 0.75m<br>(e) does not involve a total combined excavation and filling vertical height of 1.5m. |
| Landscapes and Natural Features | |
| PO 4.1<br>Development minimises the need to modify landscapes and natural features. | DTS/DPF 4.1<br>None are applicable. |
| Land Division | |
| PO 5.1<br>Land division does not result in an increased risk of pollution to surface or underground water. | DTS/DPF 5.1<br>Land division does not create additional allotments and satisfies (a) and/or (b):<br>(a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures<br>or<br>(b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features. |
| PO 5.2<br>Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists. | DTS/DPF 5.2<br>None are applicable. |

## Procedural Matters (PM)

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: | Environment Protection Authority. | To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or | Development of a class to which |

| | | | |
|---|---|---|---|
| (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay<br>(b) function venue with more than 75 seats for customer dining purposes<br>(c) restaurant with more than 40 seats for customer dining purposes<br>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door<br>(e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned<br>(f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned<br>(g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned<br>(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) | | | |
| Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence) | | | |
| Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML) | | | |
| Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding | | | |
| Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units) | | | |
| Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time. | | | |
| | | beneficial impact on water quality. | Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Murray-Darling Basin Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sustainable water use in the Murray-Darling Basin area. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>All development, but in particular development involving:<br><br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) horse keeping<br>(g) commercial forestry<br><br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin. | DTS/DPF 1.1<br><br>Development satisfies either of the following:<br><br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the *River Murray Act 2003* under a water licence required in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*:<br><br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) horse keeping<br>(g) commercial forestry. | Minister responsible for the administration of the *River Murray Act 2003*. | To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water, to ensure development is undertaken sustainably in the Murray-Darling Basin. | Development of a class to which Schedule 9 clause 3 item 10 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Native Vegetation Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Environmental Protection | |
| PO 1.1<br><br>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance. | DTS/DPF 1.1<br><br>An application is accompanied by:<br><br>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:<br>(i) in connection with a relevant access point and / or driveway<br>(ii) within 10m of a building (other than a residential building or tourist accommodation)<br>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control<br>(iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area<br>or |

| | |
|---|---|
| | (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. |
| PO 1.2<br><br>Native vegetation clearance in association with development avoids the following:<br><br>(a) significant wildlife habitat and movement corridors<br>(b) rare, vulnerable or endangered plants species<br>(c) native vegetation that is significant because it is located in an area which has been extensively cleared<br>(d) native vegetation that is growing in, or in association with, a wetland environment. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:<br><br>(a) in the case of commercial forestry, the spread of fires from a plantation<br>(b) the spread of pest plants and phytophthora<br>(c) the spread of non-indigenous plants species<br>(d) excessive nutrient loading of the soil or loading arising from surface water runoff<br>(e) soil compaction<br>(f) chemical spray drift. | DTS/DPF 1.3<br><br>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:<br><br>(a) horticulture<br>(b) intensive animal husbandry<br>(c) dairy<br>(d) commercial forestry<br>(e) aquaculture. |
| PO 1.4<br><br>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species. | DTS/DPF 1.4<br><br>None are applicable. |
| Land division | |
| PO 2.1<br><br>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like. | DTS/DPF 2.1<br><br>Land division where:<br><br>(a) an application is accompanied by one of the following:<br>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991*<br>(ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land<br>(iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'<br>or<br>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur<br>or<br>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'. | Native Vegetation Council | To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation. | Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Noise and Air Emissions Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Community health and amenity is protected from adverse impacts of noise and air emissions. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1<br>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:<br>(a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers<br>(b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source<br>(c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met<br>(d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades). | DTS/DPF 1.1<br>Sensitive receivers satisfy all of the following:<br>(a) do not adjoin a:<br>(i) Designated Road: Type A<br>(ii) Designated Road Corridor: Type B<br>(iii) Designated Road: Type R<br>(iv) Train Corridor<br>(v) Tram Corridor<br>(b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than:<br>(i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum;<br>and<br>(ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels. |
| PO 1.2<br>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants. | DTS/DPF 1.2<br>Sensitive receivers do not adjoin any of the following:<br>(a) Designated Road: Type A<br>(b) Designated Road: Type B<br>(c) Designated Road: Type R<br>(d) Train Corridor<br>(e) Tram Corridor. |
| PO 1.3<br>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational facilities and child care facilities away from the emission source. | DTS/DPF 1.3<br>Open space associated with a sensitive receiver is not adjoining any of the following:<br>(a) Designated Road: Type A<br>(b) Designated Road: Type B<br>(c) Designated Road: Type R<br>(d) Train Corridor<br>(e) Tram Corridor<br>(f) Development incorporating music. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Non-Stop Corridors Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Non-Stop Corridor Overlay | |
| PO 1.1<br>The safety, efficiency and functional performance of non-stop corridors is maintained. | DTS/DPF 1.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a Non-Stop Corridor Road or within 25 metres of an intersection with any such road:<br>(a) creation of a new access or junction<br>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)<br>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Except where all of the relevant deemed-to-satisfy criteria are met, an advertisement or advertising hoarding that is on a Non-Stop Corridor Road or is on land abutting a Non-Stop Corridor Road and:<br>(a) is within 100m of an on or off ramp to a Non-Stop Corridor Road as shown in the Non-Stop Corridors Overlay<br>and<br>(b) will:<br>(i) be internally illuminated<br>or<br>(ii) incorporate a moving or changing display or message<br>or<br>(iii) incorporate a flashing light. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Prescribed Surface Water Areas Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sustainable water use in prescribed surface water areas that maintains the health and natural flow paths of surface water. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>All development, but in particular development involving any of the following: | DTS/DPF 1.2<br>Development satisfies either of the following: |

| | |
|---|---|
| (a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry<br><br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas. | (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land. | Relevant authority under the *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:*<br><br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry. | The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*. | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*. | | | |

## Prescribed Watercourses Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Prescribed watercourses are protected by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner that maintains the health and natural flow paths of the watercourses. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>All development, but in particular development involving any of the following:<br><br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry<br><br>has a lawful, sustainable and reliable water supply that does not place undue strain on | DTS/DPF 1.1<br><br>Development satisfies either of the following:<br><br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |

| | |
|---|---|
| prescribed watercourses. | |
| PO 1.2<br><br>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing in a prescribed watercourse is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users. | DTS/DPF 1.2<br><br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a prescribed watercourse. | Relevant authority under the *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*:<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry. | The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*. | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*. | | | |

## Prescribed Water Resources Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sustainable water use in prescribed water resources areas maintains the health and natural flow paths of surface water, watercourses and wells. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>All development, but in particular development involving any of the following:<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry<br><br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas. | DTS/DPF 1.1<br><br>Development satisfies either of the following:<br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |
| PO 1.2 | DTS/DPF 1.2 |

| | |
|---|---|
| Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users. | None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land. | Relevant authority under the *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*:<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry | The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*. | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*. | | | |

## Prescribed Wells Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sustainable water use in prescribed wells areas. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>All development, but in particular involving any of the following:<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry<br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas. | DTS/DPF 1.1<br>Development satisfies either of the following:<br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:*<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commerical forestry. | The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*. | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.* | | | |

## Ramsar Wetlands Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection and restoration of Ramsar wetlands. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br>Development provides for the restoration and/or sustainable management of wetlands habitat. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development does not lead to significant negative impacts on Ramsar wetland habitat and its carbon capture and storage potential. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Development adjacent to Ramsar wetlands maintains or establishes landform and vegetated corridor links between Ramsar areas where possible. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development is not detrimental to the hydrological regime of Ramsar wetlands taking into account the effects of climate change on rainfall and air temperature, including:<br>(a) a change in volume, timing, duration and frequency of ground and surface water flows to and within the wetland<br>(b) a change in the level of salinity, pollutants, nutrients or water temperature. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Development is designed to minimise the cumulative impacts on Ramsar wetlands from jetties, vegetation clearance and dredging. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Development does not result in the disruption of the breeding, feeding, migration or resting behaviour of an ecologically significant proportion of the population of a migratory or resident species. | DTS/DPF 1.6<br>None are applicable. |
| Land Division | |
| PO 2.1<br>Land division supports the management or improvement of the natural environment and does not result in any additional allotments within a Ramsar wetland. | DTS/DPF 2.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Regulated and Significant Tree Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Tree Retention and Health | |
| PO 1.1<br>Regulated trees are retained where they:<br>(a) make an important visual contribution to local character and amenity<br>(b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species<br>and / or<br>(c) provide an important habitat for native fauna. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Significant trees are retained where they:<br>(a) make an important contribution to the character or amenity of the local area<br>(b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species<br>(c) represent an important habitat for native fauna<br>(d) are part of a wildlife corridor of a remnant area of native vegetation<br>(e) are important to the maintenance of biodiversity in the local environment<br>and / or<br>(f) form a notable visual element to the landscape of the local area. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>A tree damaging activity not in connection with other development satisfies (a) and (b):<br>(a) tree damaging activity is only undertaken to:<br>(i) remove a diseased tree where its life expectancy is short<br>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like<br>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:<br>A. a Local Heritage Place<br>B. a State Heritage Place<br>C. a substantial building of value<br>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity<br>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire<br>(v) treat disease or otherwise in the general interests of the health of the tree<br>and / or<br>(vi) maintain the aesthetic appearance and structural integrity of the tree<br>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>A tree-damaging activity in connection with other development satisfies all the following:<br>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible | DTS/DPF 1.4<br>None are applicable. |

| | |
|---|---|
| (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. | |
| Ground work affecting trees | |
| PO 2.1<br>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health. | DTS/DPF 2.1<br>None are applicable. |
| Land Division | |
| PO 3.1<br>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable. | DTS/DPF 3.1<br>Land division where:<br>(a) there are no regulated or significant trees located within or adjacent to the plan of division<br>or<br>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Resource Extraction Protection Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection of current and future state significant resource extraction activities by ensuring development has regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Protection of Strategic Resources | |
| PO 1.1<br>Long-term availability of and ability to extract resources is maintained by ensuring development involving sensitive receivers is:<br>(a) located away from areas which may be subject to unacceptable noise, dust or vibration emissions generated by current or future resource extraction activities<br>or<br>(b) able to adequately mitigate impacts of noise, dust or vibration emissions through design techniques such as:<br>(i) locating residential accommodation the greatest distance practicable from the resource extraction activity<br>(ii) placing buildings containing non-sensitive receivers between the resource extraction activity and sensitive receivers<br>(iii) placing rooms more sensitive to air, noise and vibration impacts (e.g. bedrooms) further away from the resource extraction activity<br>(iv) providing private or common open space adjacent a building facade that shields the space from impacts of the resource extraction activity. | DTS/DPF 1.1<br>Development does not incorporate:<br>(a) a sensitive receiver<br>or<br>(b) alterations or additions to a sensitive receiver which increase the floor area of such buildings by 10% or more<br>or<br>(c) land division for the purposes of accommodating a sensitive receiver. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Where located within the area of the Resource Extraction Zone, all forms of development except:<br>(a) where the development is deemed-to-satisfy<br>or<br>(b) where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral<br>or<br>(c) any of the following classes of development<br>(i) agricultural building<br>(ii) land division for the purpose of a boundary realignment where no additional allotments are created<br>(iii) farming<br>(iv) fence<br>(v) horse keeping<br>(vi) horticulture<br>(vii) mushroom production<br>(viii) protective tree netting structure. | Minister responsible for administering the Mining Acts. | To provide expert assessment and direction to the relevant authority on the potential for development to adversely impact upon the lawful continued operation of resource extraction operations. | Development of a class to which Schedule 9 clause 3 item 14 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Where located outside of the Resource Extraction Zone, the following forms of development (including land division creating additional allotments for such uses and alterations and additions which increase the floor area of buildings accommodating the following by 10% or more):<br>(a) dwelling<br>(b) residential flat building<br>(c) tourist accommodation<br>(d) boarding home<br>(e) dormitory style accommodation<br>(f) workers' accommodation<br>(g) student accommodation<br>(h) child care facility<br>(i) educational facility<br>(j) retirement facility<br>(k) supported accommodation<br>(l) residential park<br>(m) hospital. | | | |

## River Murray Flood Plain Protection Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Conservation and protection of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk, and recognition of the riverine environment as an important ecological, tourist and recreational resource. |
| DO 2 | Development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate). |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>All development, but in particular development involving any of the following:<br>(a) activities requiring irrigation<br>(b) aquaculture<br>(c) commercial forestry<br>(d) horse keeping<br>(e) horticulture<br>(f) industry<br>(g) intensive animal husbandry<br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas. | DTS/DPF 1.1<br>Development satisfies either of the following:<br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |

| | |
|---|---|
| Wastewater | |
| PO 2.1<br>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site. | DTS/DPF 2.1<br>Development results in:<br>(a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or<br>(b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer, community wastewater management system or wastewater holding tank that complies with relevant South Australian standards. |
| Dredging | |
| PO 3.1<br>Development is designed and sited in a manner that limits the need for dredging. | DTS/DPF 3.1<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division does not lead to intensification of development. | DTS/DPF 4.1<br>Land division is:<br>(a) limited to the creation of a public road or a public reserve or<br>(b) for adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures and does not result in an additional allotment. |
| PO 4.2<br>Boundary realignment for residential purposes preserves the integrity of public waterfront reserves. | DTS/DPF 4.2<br>Boundary realignment for residential purposes:<br>(a) locates any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve)<br>(b) provides a reserve 50m or more in width above pool level along the water frontage. |
| Built Form and Character | |
| PO 5.1<br>In the context of any measures required to mitigate against flood risk, buildings are sited and designed to be unobtrusive, particularly when viewed from the River Murray and nearby public roads. | DTS/DPF 5.1<br>Buildings:<br>(a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood)<br>(b) in accordance with Figure 5:<br>(i) have no floor level elevated 3m or more above natural ground level other than where the Finished Ground and Floor Levels Technical and Numeric Variation layer applies and would require the minimum finished floor level of the building to exceed 3m above natural ground level, in which case this is acceptable as outlined in DTS/DPF 6.1(a)<br>(ii) have an overall roof height that does not exceed 5m above the elevated floor level described in DTS 5.1(b)(i)<br>(c) are not closer than 50m to the waterfront<br>(d) have associated electricity and telecommunications lines installed underground<br>(e) in relation to outbuildings and agricultural buildings clad in sheet metal - are pre-colour treated or painted in a non-reflective colour. |
| PO 5.2<br>Outbuildings and agricultural buildings designed and sited to minimise their visibility from the waterfront and not dominate the appearance of public places. | DTS/DPF 5.2<br>Outbuildings and agricultural buildings:<br>(a) clad in sheet metal are pre-colour treated or painted in a non-reflective colour<br>(b) in the case of a site with a waterfront (including where there is an intervening public reserve), are not sited between the waterfront and the existing or proposed dwelling as demonstrated in Figure 7. |
| PO 5.3<br>Development setback from the River Murray and canals to establish a consistent character along a river front. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Limited use of retaining walls in the 1956 River Murray Flood Plain and in highly visible locations that can be viewed from public roads or the main channel of the River Murray to maintain the natural amenity and character along the river. | DTS/DPF 5.4<br>A retaining wall for one or more of the following purposes:<br>(a) for the repair or replacement of a lawful retaining wall<br>(b) to provide safe public access to the waterfront on public land<br>(c) to protect structures and buildings of historic significance<br>(d) to protect waterfront vegetation<br>(e) is ancillary to a dwelling and will provide safe access to the waterfront from that dwelling<br>(f) to protect a dwelling from material risk presented by erosion. |
| Flood Resilience | |
| PO 6.1 | DTS/DPF 6.1 |

Habitable and other valuable buildings that may be adversely affected by floodwaters and fluctuating pool levels are elevated (or relocatable in the case of caravan and tourist parks) to protect property from damage.

Development incorporates finished ground and floor levels not less than the following, except where:

(a) it would require a finished floor level greater than 4m above natural ground level in which case 4m is an acceptable finished floor level
or
(b) it relates to habitable buildings within a caravan or tourist park which will be relocatable in the event of a flood:

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 2.6m AHD |
| Minimum finished floor level is 20.4m AHD |
| Minimum finished floor level is 3m AHD |
| Minimum finished floor level is 3.45m AHD |
| Minimum finished floor level is 4.15m AHD |
| Minimum finished floor level is 4.35m AHD |
| Minimum finished floor level is 5.3m AHD |
| Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD |
| Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD |
| Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD |
| Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD |
| Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD |
| Minimum finished ground level is 2.4m AHD |
| Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD |
| Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD |
| Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD |
| Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD |
| Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD |
| Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD |
| Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD |
| Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD |
| Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD |
| Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD |
| Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD |
| Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD |
| Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD |
| Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD |
| Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD |
| Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD |
| Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD |
| Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD |
| Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD |
| Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD |
| Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD |
| Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD |
| Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD |
| Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD |
| Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD |
| Minimum finished floor level is 1.87m AHD |
| Minimum finished floor level is 10m AHD |

| Finished Ground and Floor Levels |
| --- |
| Minimum finished floor level is 10.1m AHD |
| Minimum finished floor level is 10.23m AHD |
| Minimum finished floor level is 10.31m AHD |
| Minimum finished floor level is 10.43m AHD |
| Minimum finished floor level is 10.54m AHD |
| Minimum finished floor level is 10.88m AHD |
| Minimum finished floor level is 11.07m AHD |
| Minimum finished floor level is 11.52m AHD |
| Minimum finished floor level is 11.71m AHD |
| Minimum finished floor level is 11.8m AHD |
| Minimum finished floor level is 13.06m AHD |
| Minimum finished floor level is 13.18m AHD |
| Minimum finished floor level is 13.88m AHD |
| Minimum finished floor level is 15.73m AHD |
| Minimum finished floor level is 16.19m AHD |
| Minimum finished floor level is 17.03m AHD |
| Minimum finished floor level is 17.05m AHD |
| Minimum finished floor level is 17.07m AHD |
| Minimum finished floor level is 17.32m AHD |
| Minimum finished floor level is 17.58m AHD |
| Minimum finished floor level is 19.13m AHD |
| Minimum finished floor level is 19.23m AHD |
| Minimum finished floor level is 19.42m AHD |
| Minimum finished floor level is 19.47m AHD |
| Minimum finished floor level is 2.57m AHD |
| Minimum finished floor level is 2.59m AHD |
| Minimum finished floor level is 2.68m AHD |
| Minimum finished floor level is 2.76m AHD |
| Minimum finished floor level is 2.8m AHD |
| Minimum finished floor level is 2.88m AHD |
| Minimum finished floor level is 2.97m AHD |
| Minimum finished floor level is 3.07m AHD |
| Minimum finished floor level is 3.16m AHD |
| Minimum finished floor level is 3.28m AHD |
| Minimum finished floor level is 3.36m AHD |
| Minimum finished floor level is 3.42m AHD |
| Minimum finished floor level is 3.53m AHD |
| Minimum finished floor level is 3.81m AHD |
| Minimum finished floor level is 4.02m AHD |
| Minimum finished floor level is 4.06m AHD |
| Minimum finished floor level is 4.21m AHD |
| Minimum finished floor level is 4.26m AHD |
| Minimum finished floor level is 4.33m AHD |
| Minimum finished floor level is 4.43m AHD |
| Minimum finished floor level is 4.48m AHD |
| Minimum finished floor level is 4.5m AHD |
| Minimum finished floor level is 4.58m AHD |
| Minimum finished floor level is 4.71m AHD |
| Minimum finished floor level is 4.73m AHD |
| Minimum finished floor level is 4.75m AHD |
| Minimum finished floor level is 4.8m AHD |
| Minimum finished floor level is 4.88m AHD |
| Minimum finished floor level is 5.04m AHD |
| Minimum finished floor level is 5.12m AHD |
| Minimum finished floor level is 5.27m AHD |
| Minimum finished floor level is 5.59m AHD |
| Minimum finished floor level is 5.62m AHD |
| Minimum finished floor level is 5.71m AHD |
| Minimum finished floor level is 5.98m AHD |
| Minimum finished floor level is 6.06m AHD |
| Minimum finished floor level is 6.16m AHD |
| Minimum finished floor level is 6.26m AHD |

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 6.4m AHD |
| Minimum finished floor level is 6.48m AHD |
| Minimum finished floor level is 6.68m AHD |
| Minimum finished floor level is 6.73m AHD |
| Minimum finished floor level is 7.32m AHD |
| Minimum finished floor level is 7.33m AHD |
| Minimum finished floor level is 7.36m AHD |
| Minimum finished floor level is 7.39m AHD |
| Minimum finished floor level is 7.41m AHD |
| Minimum finished floor level is 7.46m AHD |
| Minimum finished floor level is 8.56m AHD |
| Minimum finished floor level is 8.59m AHD |
| Minimum finished floor level is 8.71m AHD |
| Minimum finished floor level is 8.93m AHD |
| Minimum finished floor level is 9.02m AHD |
| Minimum finished floor level is 9.51m AHD |
| Minimum finished floor level is 9.55m AHD |
| Minimum finished floor level is 9.68m AHD |
| Minimum finished floor level is 9.77m AHD |
| Minimum finished floor level is 9.85m AHD |
| Minimum finished floor level is 4.64m AHD |

In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event except where:

(a) it would require a finished floor level greater than 4m above natural ground level in which case 4m is an acceptable finished floor level
or
(b) it relates to habitable buildings and structures within a caravan or tourist park which will be relocatable in the event of a flood.

PO 6.2

Development avoids the need for coast and river protection works through measures such as setbacks to protect development from coastal erosion, sea, river or stormwater flooding, sand drift or other coastal or riverine processes.

DTS/DPF 6.2

None are applicable.

PO 6.3

Dwellings and dwelling additions or alterations:

(a) do not impede floodwaters and fluctuating pool levels
(b) are designed and sited to mitigate against damage in the event of a flood.

DTS/DPF 6.3

Dwellings and additions or alterations to dwellings satisfy (a) or (b) and (c):

(a) are located outside the 1956 River Murray Flood Plain as shown in the Planning Reference layer in the South Australian Property and Planning Atlas
(b) are elevated and the undercroft area:
  (i) is wholly open (there are no enclosures)
  or
  (ii) where enclosed areas are proposed, such areas are in accordance with all of the following, as depicted in Figures 5 and 6:
    A. there are no habitable rooms
    B. each enclosed space does not include internal linings (excluding a wet area or lift facility) and is fitted with roller door(s) or similar (that are not glass) on each side of a width not less than 2.4m so the space can be easily opened during times of flood
    C. does not include more than one wet area and that wet area does not exceed $15m^2$
    D. the combined enclosed area (inclusive of a wet area but excluding a lift facility) does not exceed a total floor area of $60m^2$
    E. at least one third of the undercroft area remains open (not enclosed) from the principal waterfront elevation through to its opposite elevation.
(c) in the case of an existing dwelling with a habitable floor level at ground level, alterations and additions do not:
  (i) increase the total floor area of the dwelling to greater than 90 square metres, excluding:
    A. wet areas of up to 15 square metres, and
    B. any verandah, balcony or deck
  (ii) comprise the addition of a second building level.

PO 6.4

Outbuildings and agricultural buildings do not impede floodwaters and fluctuating pool levels.

DTS/DPF 6.4

Outbuildings and agricultural buildings are:

(a) fitted with roller doors, or similar (that are not glass) on two opposite ends or sides (whichever elevations face the direction of the river flow)
(b) constructed at natural ground level.

PO 6.5

DTS/DPF 6.5

| | |
|---|---|
| Fencing does not impede floodwaters and fluctuating pool levels. | Fencing is of an open design such as post and wire strand construction. |
| Environmental Protection | |
| PO 7.1<br>Adverse impacts on the natural features and stability of the waterfront are minimised. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Development incorporates buffer areas to protect the river and associated natural features such as wetlands and native vegetation. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Modification to the natural landform, including land reclamation, is avoided or minimised to prevent impacts on natural features, natural flow paths, floodwaters and the stability of the waterfront. | DTS/DPF 7.3<br>None are applicable. |
| PO 7.4<br>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are sited and designed to prevent environmental harm. | DTS/DPF 7.4<br>Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located:<br>(a) outside the 1956 River Murray Flood Plain<br>(b) wholly within a bund that has storage capacity of 133% or more of the volume of the largest fuel storage tank. |
| PO 7.5<br>Facilities for the collection of effluent from moored vessels are sited and designed to prevent environmental harm. | DTS/DPF 7.5<br>None are applicable. |
| Access | |
| PO 8.1<br>Waterfront reserve areas between buildings and the water are maximised to preserve the amenity of view corridors along the riverine environment. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Public access routes to waterfront reserves are provided and maintained. | DTS/DPF 8.2<br>None are applicable. |
| PO 8.3<br>Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling. | DTS/DPF 8.3<br>No more than 100mm excavation and 100mm of fill is required in association with the construction of a driveway, access track or parking area. |
| River Structures | |
| PO 9.1<br>River structures are located where they do not cause a hazard to safe navigation. | DTS/DPF 9.1<br>River structures are located:<br>(a) wholly outside navigation channels as defined by navigational signs<br>(b) 100m or more from either side of a ferry crossing<br>(c) 150m or more from a lock. |
| PO 9.2<br>River structures are located where they do not cause a hazard to a designated recreation area for water skiing and swimming. | DTS/DPF 9.2<br>River structures are located wholly outside designated recreation areas for water skiing and swimming. |
| PO 9.3<br>Proliferation of water pumps is avoided to limit impact on the riverine environment. | DTS/DPF 9.3<br>None are applicable. |
| PO 9.4<br>Water pumping infrastructure is designed and constructed to limit impact on the riverine environment. | DTS/DPF 9.4<br>Water pumping infrastructure is designed and constructed in accordance with Figure 1. |
| PO 9.5<br>Proliferation of jetties and floating pontoons is avoided to minimise impact on the riverine environment. | DTS/DPF 9.5<br>Jetties and floating pontoons are:<br>(a) ancillary to a dwelling<br>(b) limited to one jetty or floating pontoon per dwelling<br>(c) located on the same allotment as the associated dwelling<br>or<br>(d) are separated from the allotment (or lease site) accommodating the associated dwelling by a public reserve or a public road (but not both)<br>or<br>(e) are for the repair, maintenance or replacement of an existing licensed river structure. |
| PO 9.6<br>Jetties and floating pontoons are designed and constructed to limit impact on the riverine environment. | DTS/DPF 9.6<br>Jetties and floating pontoons: |

| | |
|---|---|
| | (a) extend not more than 8m into the river measured from the riverbank at normal pool level<br>(b) have a width of not more than 1.4m in the case of a jetty (or gangway width in the case of a floating pontoon)<br>(c) in the case of floating pontoons, do not exceed the dimensions 3m by 6m<br>(d) maintain a minimum of 3m between river structures including other jetties and pontoons. |
| PO 9.7<br>A proliferation of boat ramps is avoided to minimise impact on the riverine environment. | DTS/DPF 9.7<br>The repair, maintenance or replacement of an existing licensed boat ramp. |
| PO 9.8<br>On-river mooring facilities are developed only where:<br>(a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment<br>(b) where the allotment has a direct frontage to the river (or is only separated by a public road or public reserve, but not both) and the allotment contains an existing dwelling<br>(c) the width of the river is greater than 100m at normal pool level. | DTS/DPF 9.8<br>None are applicable. |
| PO 9.9<br>Moorings for vessels are located to avoid interfering with the operation or function of a ferry crossing, lock or major pumping station. | DTS/DPF 9.9<br>Moorings for vessels not located within:<br>(a) 100m of either side of a ferry crossing<br>(b) 150m of a lock<br>(c) 400m of a major pumping station. |
| PO 9.10<br>Development of structures designed for the mooring of more than one vessel are located off-channel in a marina. | DTS/DPF 9.10<br>None are applicable. |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:<br>(a) development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land<br>(b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*:<br>(i) horticulture<br>(ii) activities requiring irrigation, other than irrigation used for domestic purposes<br>(iii) aquaculture<br>(iv) industry<br>(v) intensive animal husbandry<br>(vi) horse keeping<br>(vii) commercial forestry<br>(c) development that is within the ambit of clause 7 of Schedule 3 of the *Planning, Development and Infrastructure (General) Regulations 2017*<br>(d) the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the *Planning, Development and Infrastructure (General) Regulations 2017*, other than where the development:<br>(i) is the construction of a fence not exceeding 2m in height<br>or<br>(ii) is the construction of a carport, verandah, balcony, porch or other similar structure<br>or<br>(iii) is the construction of an enclosed shed, garage or similar outbuilding:<br>A. that is ancillary to an existing building; and<br>B. where the enclosed shed, garage or similar outbuilding will not have a total floor area of more than 150m$^2$; and<br>C. that is located outside the 1956 River Murray Flood Plain or will be fitted with roller doors, or similar on two opposite ends or sides so as not to impede flood waters; and<br>D. that will not be located closer to the River Murray than the building to which it is ancillary<br>or<br>(iv) is the construction of an agricultural building: | Minister responsible for administration of the *River Murray Act 2003.* | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality, and cultural heritage. | Development of a class to which Schedule 9 clause 3 item 15 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

| | | | |
|---|---|---|---|
| A. that is located outside the 1956 River Murray Flood Plain or will be fitted with roller doors, or similar on two opposite ends or sides so as not to impede flood waters; and<br>B. that is not closer than 200m to the River Murray; and<br>C. that will not have a total floor area of more than:<br>(A) 350m² within the Productive Rural Landscape Zone<br>(B) 500m² within the Rural Zone or Rural Intensive Enterprise Zone<br>(C) 250m² within any other zone<br>or<br>(v) comprises an alteration or extension of an existing dwelling that in the opinion of the relevant authority is minor and where any extension of the dwelling will not result in a part of the dwelling being closer to the River Murray<br>or<br>(vi) is the construction of an aboveground or inflatable swimming pool, or a spa pool, or an in-ground swimming pool located outside the 1956 River Murray Flood Plain<br>or<br>(vii) is the construction of a dwelling (or the alteration or extension of an existing dwelling) that is located outside the 1956 River Murray Flood Plain and not closer than 100m to the River Murray<br>or<br>(viii) is the construction of an elevated dwelling that is located within the Rural Shack Settlement Zone and has an open undercroft area or an undercroft area:<br>A. that when enclosed, is enclosed on two opposite ends or sides using roller doors, or other material (that is not glass) that can be easily opened or removed during times of flood<br>B. that is not a habitable room<br>C. that will have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 15m² (excluding any stairwell and/or lift shaft area)<br>or<br>(ix) is the construction of a transportable dwelling or cabin, or a removable annexe, within an existing caravan and tourist park<br>(e) land division classified as restricted by the Planning and Design Code<br>(f) land division that results in:<br>(i) 4 or more additional allotments<br>(ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment)<br>or<br>(iii) a mix of 4 or more additional allotments and separate grants of occupancy<br>(g) land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system<br>(h) alteration of the boundaries of an allotment so as to result in:<br>(i) the allotment having a frontage to a part of the River Murray system<br>or<br>(ii) the allotment having an increase in its frontage to a part of the River Murray system. | | | |
| Development that generates human wastewater from a peak loading capacity of more than 40 persons or more than 6000 litres/day and is not connected to a community wastewater management system or sewerage infrastructure. | Environment Protection Authority | To provide expert assessment and direction to the relevant authority on potential impacts to water quality in the River Murray system from pollutants discharged into any waters or onto land in a place that is reasonably likely to impact the quality of drinking water. | Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for 5 or more vessels at any 1 time | | | |
| Vessel refuelling facility | | | |
| Vessel sewage pump-out facility. | | | |
| Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter. (EPA Licence) | | | |
| Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period, more than 2.5ML of wastewater.<br><br>(EPA Licence required at more than 5 ML) | | | |
| Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 | | | |

| | | | |
|---|---|---|---|
| months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding. | | | |
| Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units. (EPA licence required at 650 or more standard pig units) | | | |
| Dairies - being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time. | | | |

## Figures and Diagrams

Infrastructure

Figure 1 - Water extraction infrastructure (irrigation or water supply pump)

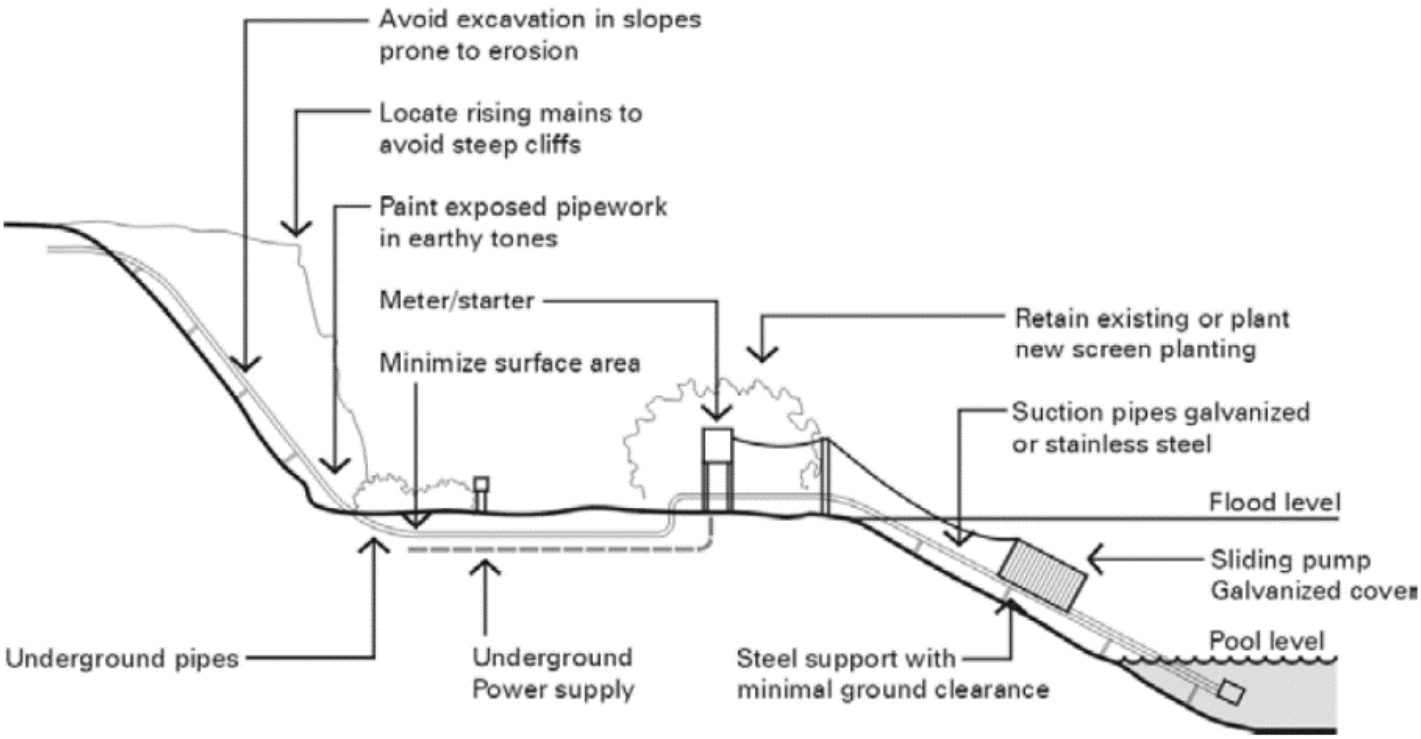



Figure 2 - Floating pontoon

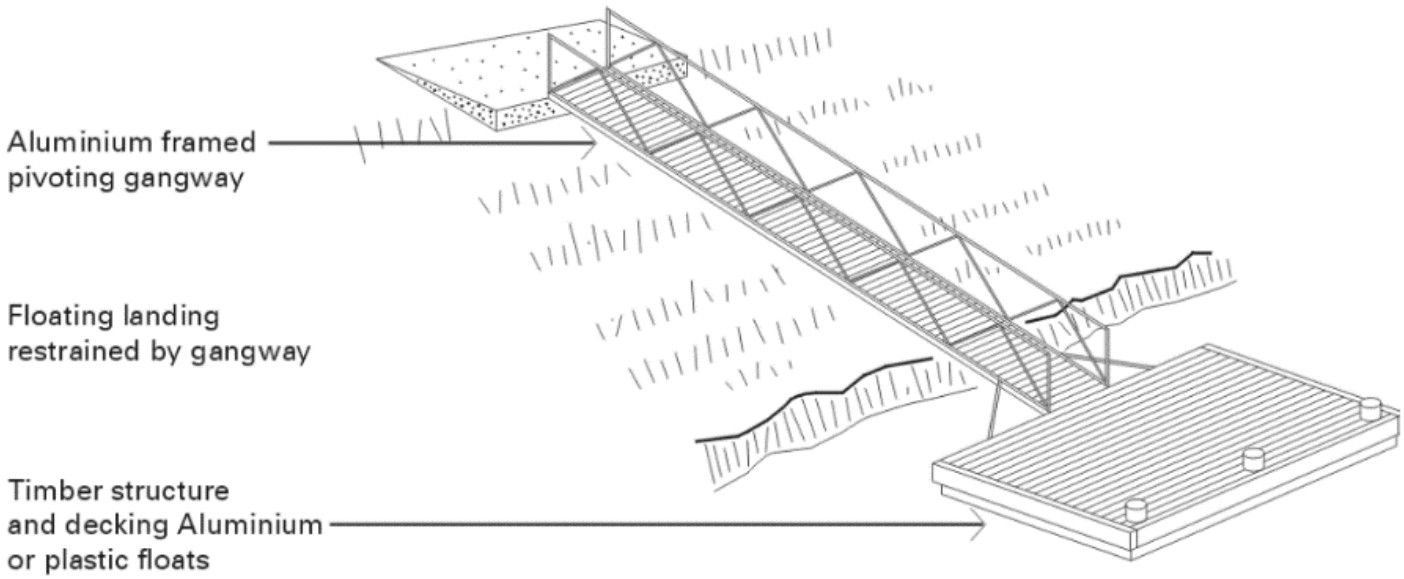



Figure 3 - Floating pontoon (cross-section)

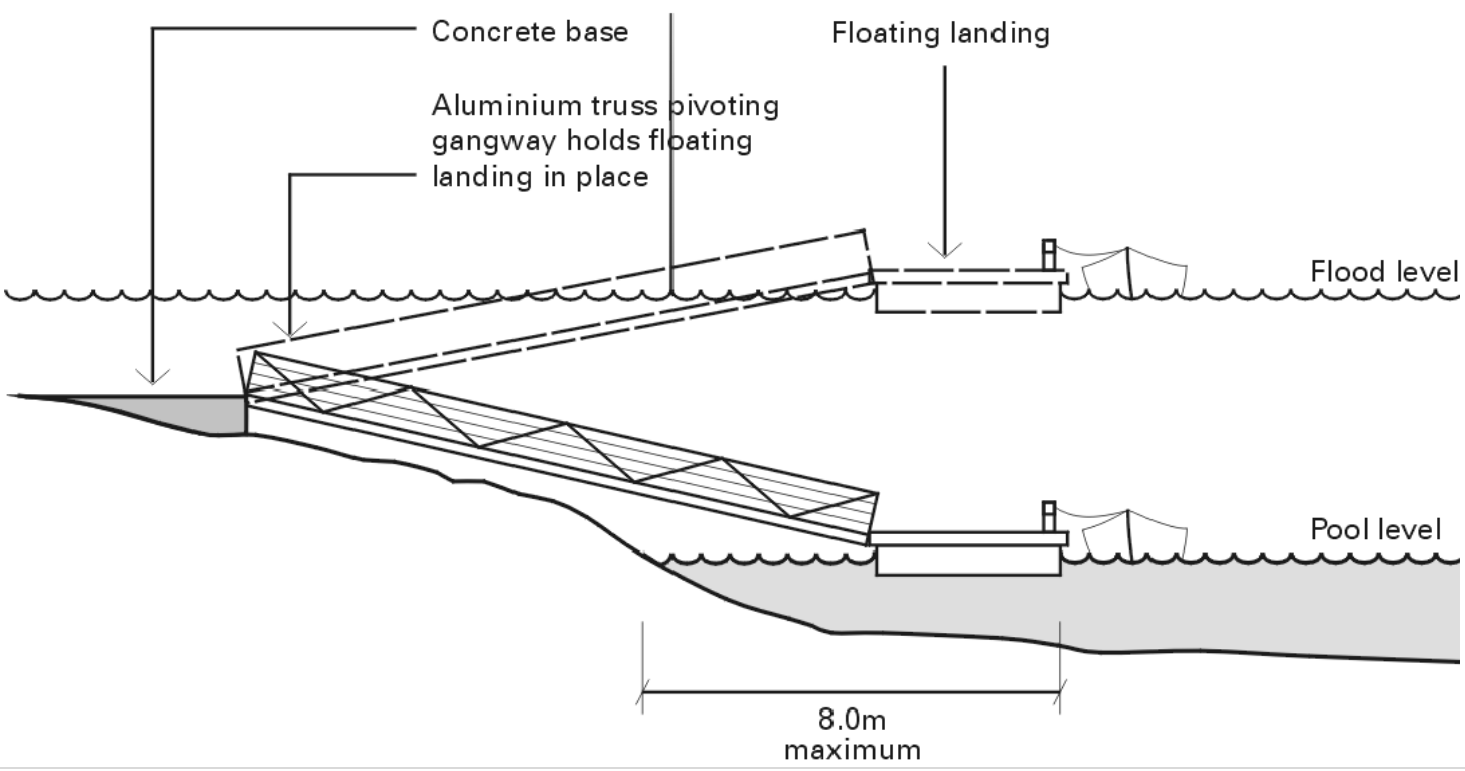



Figure 4 - Jetty

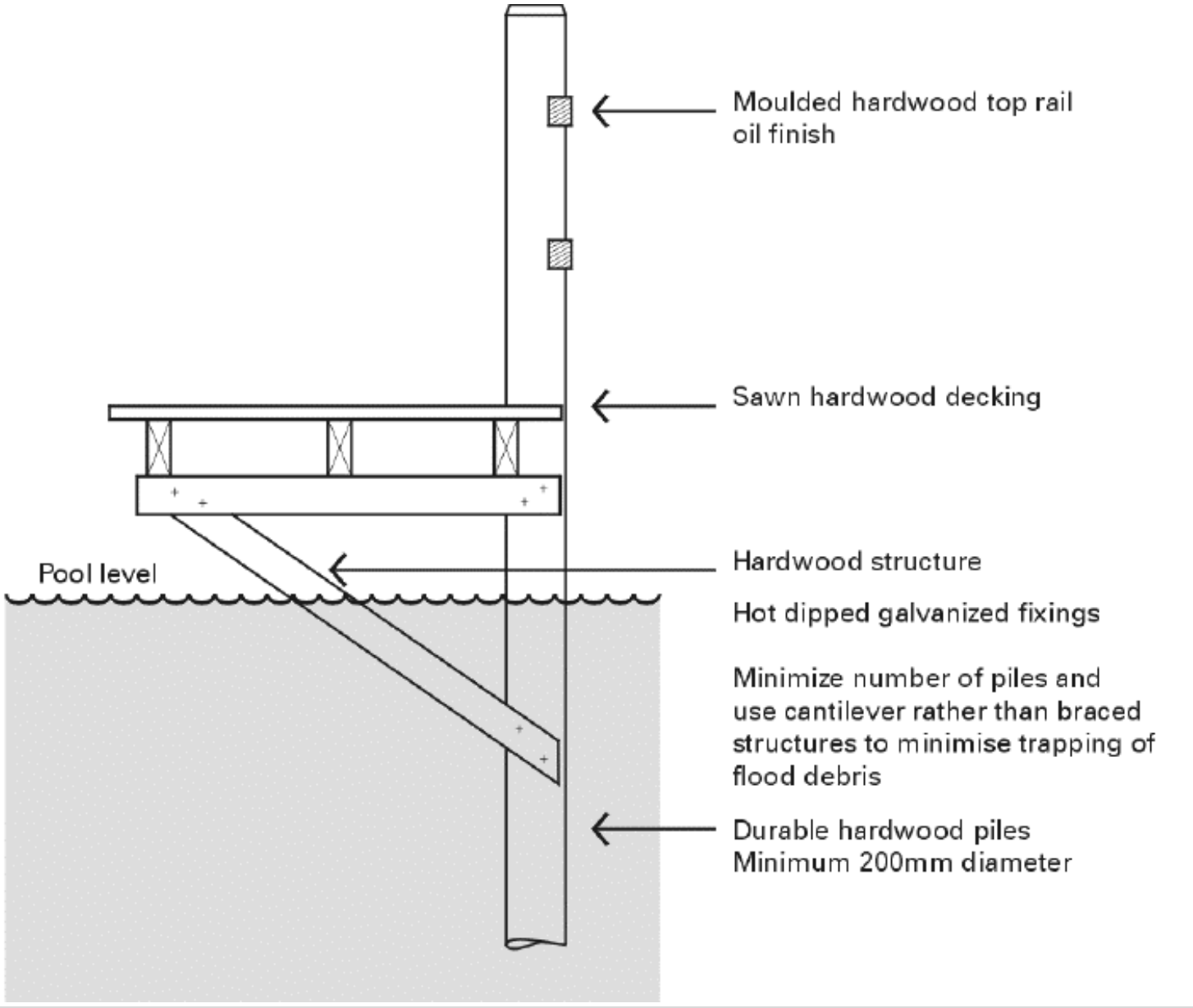


Figure 5 – Building Height and Undercroft Design

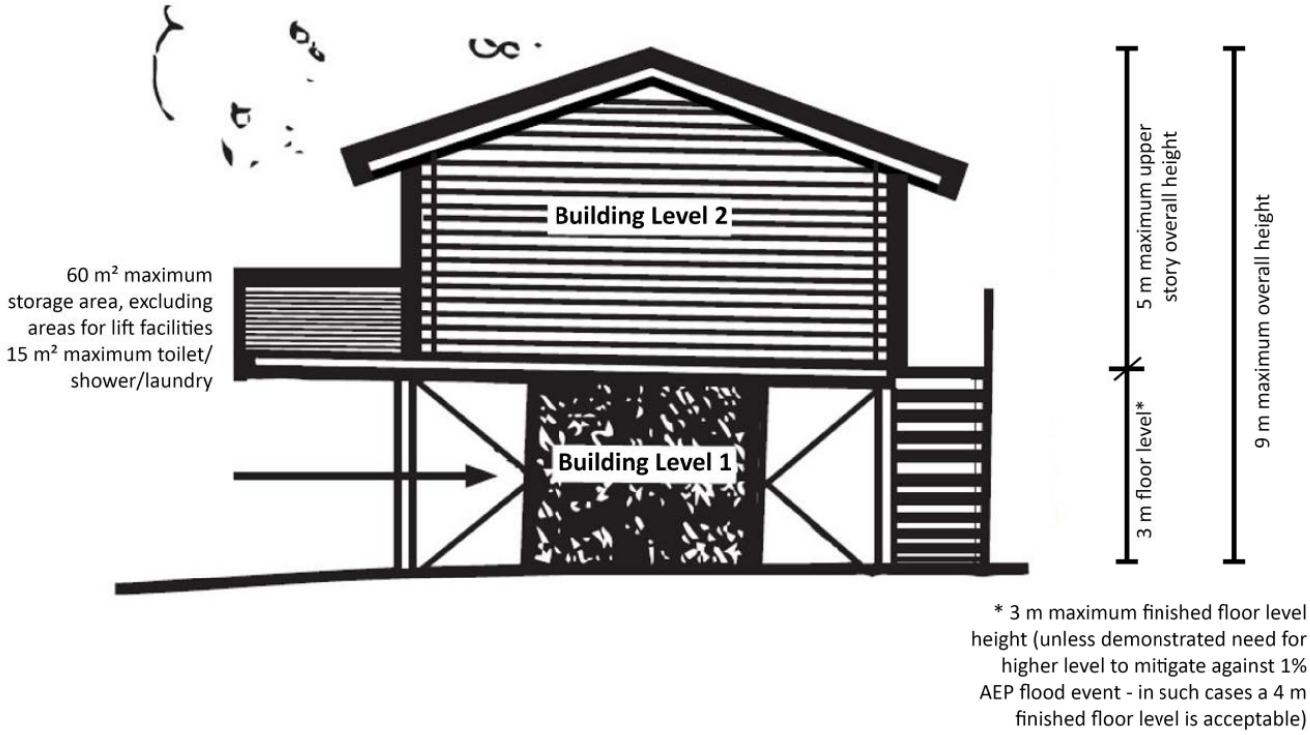
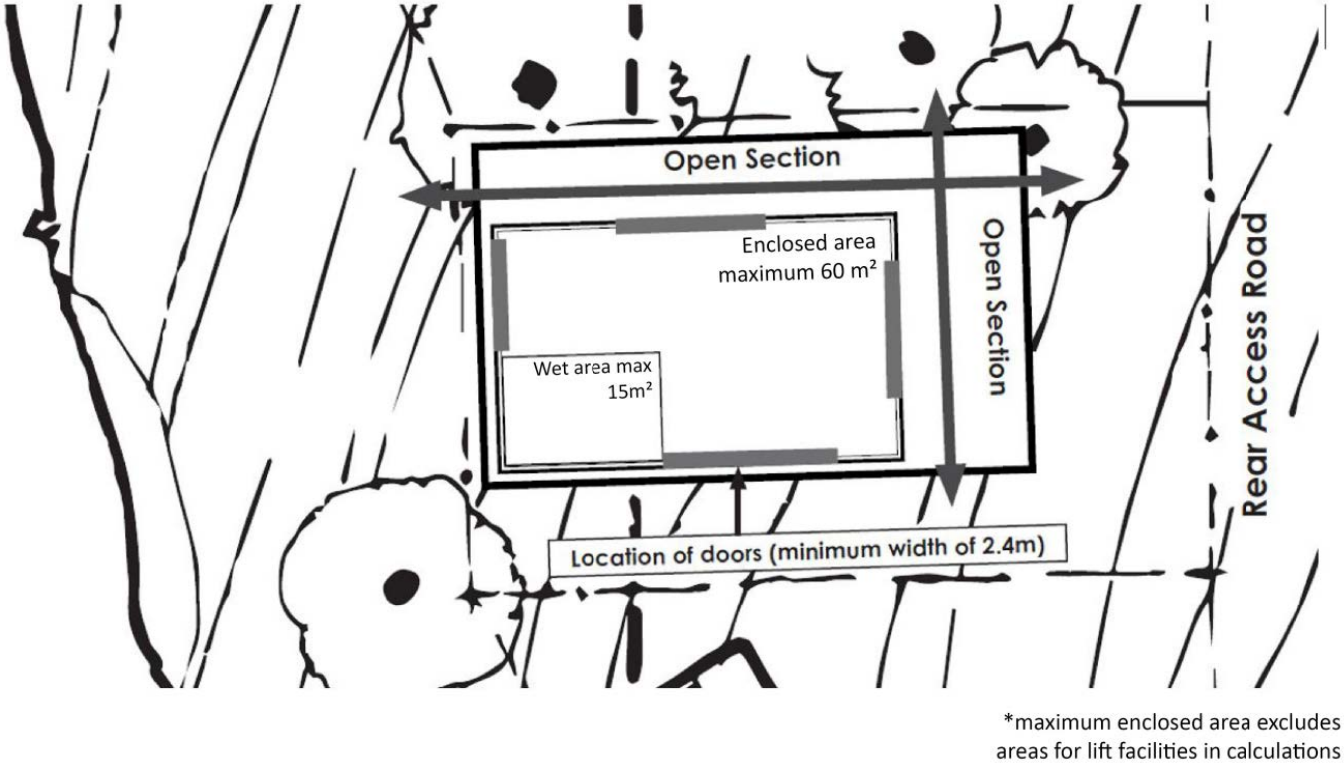



Figure 6 – Undercroft Design (Examples)



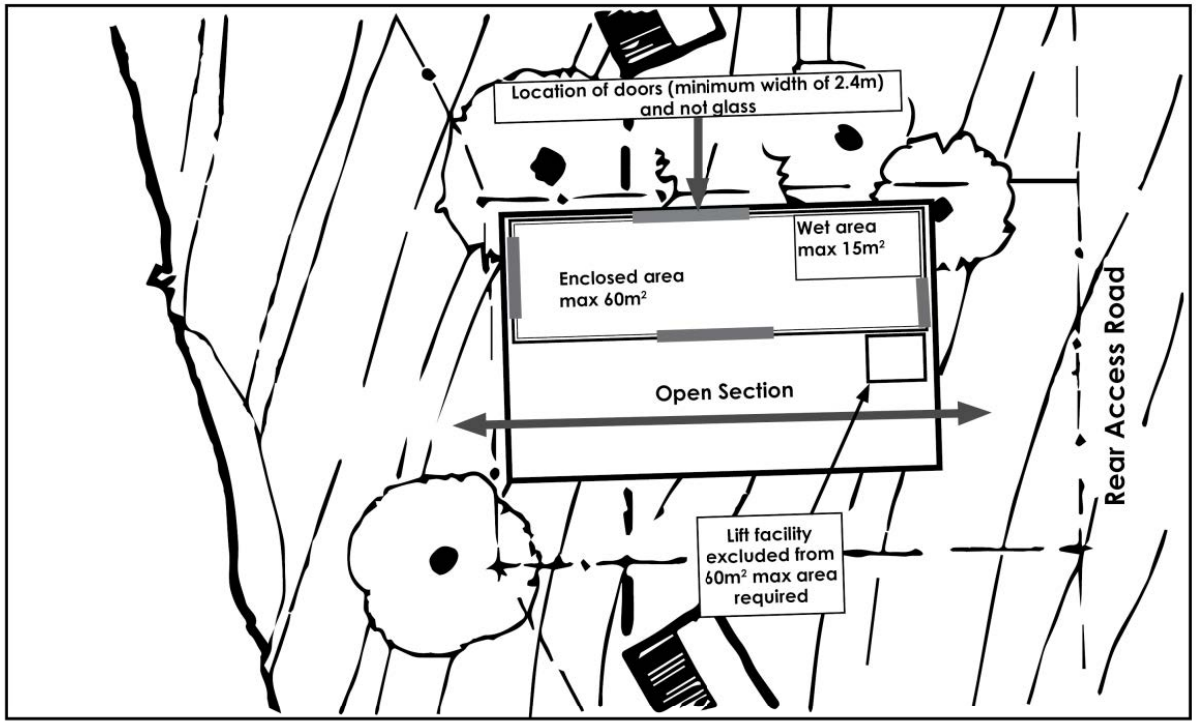
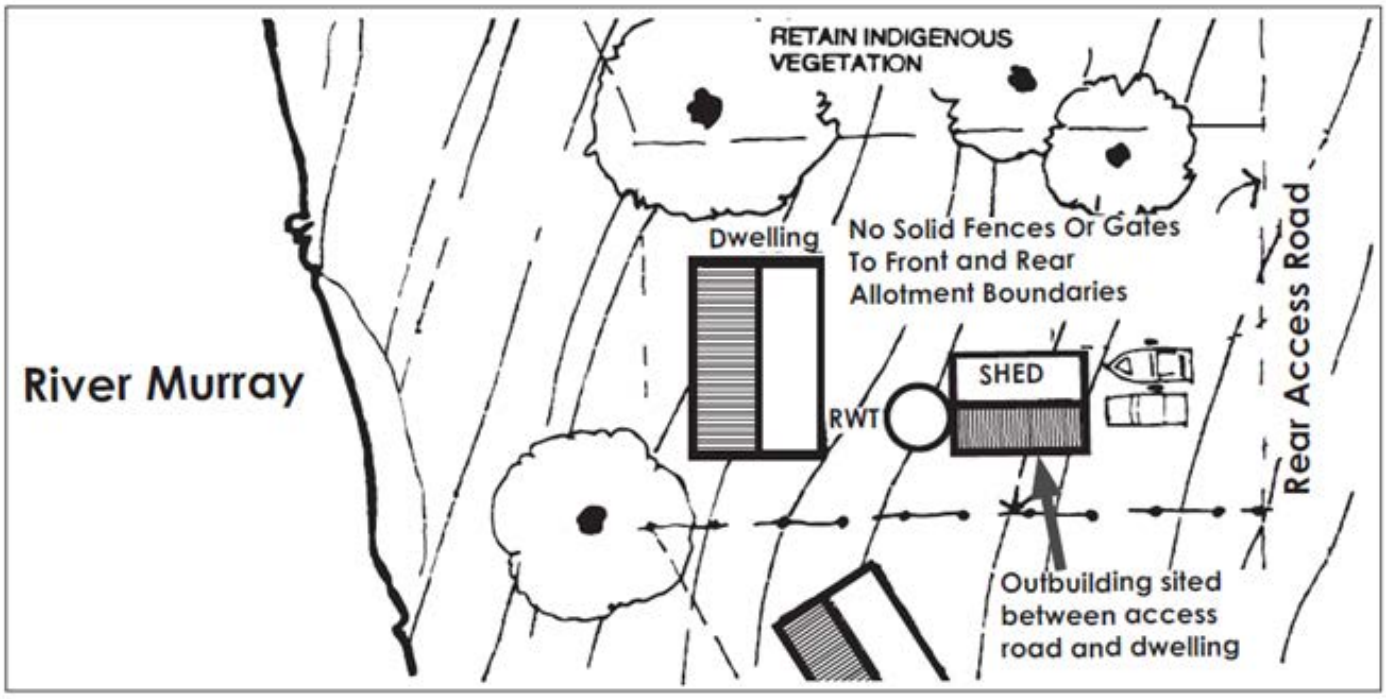



Figure 7 – Siting of outbuildings on waterfront sites




## River Murray Tributaries Protection Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Sustainable water use and conservation of riverine environments within the River Murray Tributaries area. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment and downstream users. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>All development, but in particular development involving any of the following:<br>(a) activities requiring irrigation<br>(b) aquaculture<br>(c) commercial forestry<br>(d) horticulture<br>(e) industry<br>(f) intensive animal husbandry<br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas. | DTS/DPF 1.2<br>Development satisfies either of the following:<br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |
| Land Division | |
| PO 2.1<br>Land division does not lead to the intensification of development to a level that would have a negative impact on the health or natural flow paths of the River Murray Tributaries. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Land division, including boundary realignment, preserves the integrity of the public waterfront of the River Murray system by limiting the number of allotments having a frontage (or extent of frontage) to that system. | DTS/DPF 2.2<br>Land division does not result in any of the following:<br>(a) an increase in allotments having a frontage to a part of the River Murray system<br>(b) an increase in the frontage of an allotment or allotments to a part of the River Murray system. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:<br>(a) development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land<br>(b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019:*<br>(i) horticulture<br>(ii) activities requiring irrigation, other than irrigation used for domestic purposes<br>(iii) aquaculture<br>(iv) intensive animal husbandry<br>(v) horse keeping<br>(vi) commercial forestry<br>(c) land division classified as *restricted* by the Planning and Design Code<br>(d) land division that results in:<br>(i) 4 or more additional allotments<br>or<br>(ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment)<br>or | Minister responsible for the administration of the *River Murray Act 2003.* | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage. | Development of a class to which Schedule 9 clause 3 item 16 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

| | | | | |
|---|---|---|---|---|
| | (iii) a mix of 4 or more additional allotments and separate grants of occupancy<br>(e) land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system<br>(f) alteration of the boundaries of an existing allotment so as to result in:<br>(i) the allotment having a frontage to a part of the River Murray system<br>or<br>(ii) the allotment having an increase in its frontage to a part of the River Murray system. | | | |

## Scenic Quality Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development complements natural and rural character, and areas of scenic value. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Land uses that complement and enhance the natural and rural character. | DTS/DPF 1.1<br>None are applicable. |
| Built Form and Character | |
| PO 2.1<br>Development is carefully sited and designed to:<br>(a) complement rural or natural character<br>(b) minimise disruption to natural landform<br>(c) integrate existing natural environmental features<br>(d) minimise impacts on scenic features<br>(e) be low-scale<br>(f) be visually unobtrusive and blend in with the surrounding area | DTS/DPF 2.1<br>None are applicable. |
| Landscaping | |
| PO 3.1<br>Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration. | DTS/DPF 3.1<br>Landscaping plantings exclusively constitute locally indigenous plant species. |
| Earthworks | |
| PO 4.1<br>Excavation and filling of land is limited to that required to reduce the visual prominence of buildings and make provision for water storage facilities to maintain natural landforms and landscapes. | DTS/DPF 4.1<br>Excavation and/or filling is associated with a building or water storage facility and satisfies all of the following:<br>(a) does not involve excavation exceeding a vertical height of 750mm<br>(b) does not involve filling exceeding a vertical height of 750mm<br>(c) does not involve a total combined excavation and filling vertical height of 1.5m<br>(d) any scree slope is covered in topsoil and landscaped. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Significant Interface Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | The prevention of the establishment of new, and intensification of sensitive receivers to mitigate community exposure to potential adverse hazards and environmental and amenity impacts generated by the lawful operation of proximate significant activities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Intensification of sensitive uses and / or sensitive receivers, inclusive of land division for either purpose, is not undertaken to avoid increasing resident or community exposure to potential adverse hazards or emissions unless:<br>(a) each source of adverse hazard or emission has ceased operation<br>or<br>(b) it can be demonstrated that the site of the proposed development is not unreasonably impacted by the hazard or emissions from a relevant source, including as a result of environmental or operational improvements that have been or will be made to reduce the hazard or emissions from each source to an acceptable level. | DTS/DPF 1.1<br>Development does not comprise a sensitive use, sensitive receiver and / or land division for a sensitive use or sensitive receiver purpose unless:<br>(a) it is a replacement dwelling where the total floor area is no greater than the existing or previous dwelling<br>(b) each source of hazard and /or emissions has ceased to operate or has been superseded by another use such that it cannot be revived. |
| PO 1.2<br>Alterations and additions to sensitive receivers support ongoing activity without leading to an increase in resident or community exposure to unacceptable levels of hazard, noise, dust, odour or other emissions. | DTS/DPF 1.2<br>Alterations and additions where:<br>(a) associated with a dwelling, do not increase the total floor area by more than 10% taking into account any previous alteration or addition<br>(b) associated with any other sensitive receivers, do not increase the on-site capacity of the service or facility. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Significant Landscape Protection Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Conservation of the natural and rural character and scenic and cultural qualities of significant landscapes. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Land use intensity is restrained to conserve and enhance natural and rural character. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development inconsistent with conserving significant natural and rural landscapes is not undertaken. | DTS/DPF 1.2<br>Development does not include any of the following (or any combination of any of the following): |

| | |
|---|---|
| | (a) renewable energy facility (other than roof mounted solar photovoltaic panels)<br>(b) large-scale industry, storage, distribution, warehousing<br>(c) intensive animal husbandry. |
| Built Form and Character | |
| PO 2.1<br>Development is carefully sited and designed to:<br>(a) complement rural or natural character<br>(b) minimise disruption to natural landform<br>(c) integrate existing natural environmental features, including native vegetation<br>(d) minimise impacts on wildlife habitat<br>(e) be low-scale<br>(f) be visually unobtrusive and blend in with the surrounding area<br>(g) be located below ridge lines. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Buildings and structures are limited to those that:<br>(a) are ancillary, adjacent to, and of the same or lesser scale as existing buildings<br>(b) support desired outcomes of the relevant zone or subzone<br>(c) are used for the ancillary sale of produce associated with a pastoral or rural activity<br>(d) are in the form of high-quality, nature-based tourist accommodation<br>(e) are for rainwater storage<br>(f) are for research or education purposes<br>(g) support conservation or the interpretation of the environment or cultural features. | DTS/DPF 2.2<br>None are applicable. |
| Landscaping | |
| PO 3.1<br>Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration. | DTS/DPF 3.1<br>Landscaping plantings exclusively constitute locally indigenous plant species. |
| Earthworks | |
| PO 4.1<br>Excavation and filling of land is limited to that associated with:<br>(a) minimising the visual impact of buildings<br>(b) construction of water storage facilities. | DTS/DPF 4.1<br>Excavation and/or filling meets the following:<br>(a) it is in connection with a building or water storage facility<br>(b) does not involve excavation exceeding a vertical height of 0.75m<br>(c) does not involve filling exceeding a vertical height of 0.75m<br>(d) does not involve a total combined excavation and filling vertical height of 1.5m<br>(e) any scree slope is covered in topsoil and landscaped with locally indigenous plant species. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## State Heritage Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development maintains the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993. |
| Note | Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993 can be found here |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |

| | |
|---|---|
| PO 1.1<br>The form of new buildings and structures that are visible from the public realm are consistent with the heritage values and characteristics of the State Heritage Area. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development is consistent with the prevailing building and ceiling heights in the State Heritage Area. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Design and architectural detailing of street facing buildings is consistent with the prevailing characteristics expressed in the State Heritage Area. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development is consistent with the prevailing front and side boundary setback pattern in the State Heritage Area. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Materials are consistent with or complement those within the State Heritage Area. | DTS/DPF 1.5<br>None are applicable. |
| Alterations and Additions | |
| PO 2.1<br>Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary façade or streetscape and employ a contextual design approach. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Adaptive reuse and revitalisation of heritage buildings and places to support their retention in a manner that respects and references the heritage values of the State Heritage Area. | DTS/DPF 2.2<br>None are applicable. |
| Ancillary Development | |
| PO 3.1<br>Ancillary development, including carports, outbuildings and garages, complements the heritage values of the State Heritage Area. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s). | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Advertising and advertising hoardings are designed to complement the State Heritage Area, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting of the State Heritage Area. | DTS/DPF 3.3<br>None are applicable |
| PO 3.4<br>Fencing and gates are consistent with the heritage values of the State Heritage Area. | DTS/DPF 3.4<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division creates allotments that:<br>(a) are compatible with the surrounding pattern of subdivision of the State Heritage Area<br>(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Area. | DTS/DPF 4.1<br>None are applicable. |
| Landscape Context and Streetscape Amenity | |
| PO 5.1<br>Street trees, kerbing, footpaths and other features that contribute to the historic value of the State Heritage Area are maintained unless:<br>(a) trees / plantings are, or have the potential to be, a danger to life or property<br>or<br>(b) trees / plantings are significantly diseased and their life expectancy is short. | DTS/DPF 5.1<br>None are applicable. |
| Demolition | |
| PO 6.1<br>Buildings and other features of identified heritage value within a State Heritage Area are not demolished, destroyed or removed in total or in part unless:<br>(a) the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area<br>or<br>(b) the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. | DTS/DPF 6.1<br>None are applicable. |

| Conservation Works | |
|---|---|
| PO 7.1<br>Conservation works to the exterior of buildings and other features of identified heritage value match original materials to be repaired and utilise traditional work methods. | DTS/DPF 7.1<br>Conservation works involving:<br>(a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials and detailing<br>(b) replacement of timber building elements (structural or decorative) with the same or substantially the same material, dimension and detailing; or brick and stone repair/ repointing to match original. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where:<br>(a) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993 or<br>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral<br>any of the following classes of development:<br>(a) demolition of external building fabric and other features of identified heritage value within the State Heritage Area<br>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare within the State Heritage Area<br>(c) alterations or additions to buildings and other features of identified heritage value that:<br>(i) are visible from a public street, road or thoroughfare within the State Heritage Area or<br>(ii) are visually dominant within the State Heritage Area or<br>(iii) involve substantive physical impact to the fabric of significant buildings<br>(d) new buildings that:<br>(i) are visible from a public street, road or thoroughfare within the State Heritage Area or<br>(ii) are visually dominant within the State Heritage Area<br>(e) conservation repair works that are not representative of 'like for like' maintenance<br>(f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area<br>(g) land division<br>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area<br>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance within the State Heritage Area. | Minister responsible for the administration of the *Heritage Places Act 1993*. | To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Areas. | Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## State Heritage Place Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the *Heritage Places Act 1993*. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |

| | |
|---|---|
| PO 1.1<br>The form of new buildings and structures maintains the heritage values of the State Heritage Place. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Massing, scale and siting of development maintains the heritage values of the State Heritage Place. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development is consistent with boundary setbacks and setting. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Materials and colours are either consistent with or complement the heritage values of the State Heritage Place. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Development of a State Heritage Place retains elements contributing to its heritage value. | DTS/DPF 1.7<br>None are applicable. |
| Alterations and Additions | |
| PO 2.1<br>Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place. | DTS/DPF 2.2<br>None are applicable. |
| Ancillary Development | |
| PO 3.1<br>Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place. | DTS/DPF 3.4<br>None are applicable. |
| Land Division | |
| PO 4.1<br>Land division creates allotments that:<br>(a) maintain the heritage values of the State Heritage Place, including setting<br>(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place. | DTS/DPF 4.1<br>None are applicable. |
| Landscape Context and Streetscape Amenity | |
| PO 5.1<br>Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:<br>(a) trees / plantings are, or have the potential to be, a danger to life or property or<br>(b) trees / plantings are significantly diseased and their life expectancy is short. | DTS/DPF 5.1<br>None are applicable. |
| Demolition | |
| PO 6.1 | DTS/DPF 6.1 |

| | |
|---|---|
| State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:<br>(a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value<br>or<br>(b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. | None are applicable. |
| Conservation Works | |
| PO 7.1<br>Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods. | DTS/DPF 7.1<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where:<br>(a) the development is to be undertaken in accordance with a Heritage Agreement under the *Heritage Places Act 1993*<br>or<br>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral<br>any of the following classes of development:<br>(a) demolition of internal or external significant building fabric<br>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place<br>(c) alterations or additions to buildings that:<br>(i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place<br>or<br>(ii) may materially affect the context of a State Heritage Place<br>or<br>(iii) involve substantive physical impact to the fabric of significant buildings;<br>(d) new buildings that:<br>(i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place<br>or<br>(ii) may materially affect the context of the State Heritage Place<br>(e) conservation repair works that are not representative of 'like for like' maintenance<br>(f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place<br>(g) land division<br>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place<br>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. | Minister responsible for the administration of the *Heritage Places Act 1993*. | To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places. | Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## State Significant Native Vegetation Areas Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protect, retain and restore significant areas of native vegetation. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Environmental Protection | |
| PO 1.1<br><br>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife. | DTS/DPF 1.1<br><br>An application is accompanied by either (a) or (b):<br><br>(a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the *Native Vegetation Act 1991*, including any clearance that may occur:<br>(i) in connection with a relevant access point and / or driveway<br>(ii) within 10m of a building (other than a residential building or tourist accommodation)<br>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control<br>(iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area<br>(b) a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that confirms that the clearance is categorised as 'Level 1 clearance'. |
| Land division | |
| PO 2.1<br><br>Land division that contributes to the conservation, protection and enhancement of native vegetation. | DTS/DPF 2.1<br><br>Land division satisfies one of the following:<br><br>(a) to create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance'<br>(b) to realign allotment boundaries to incorporate land into a park or reserve established under the *National Parks and Wildlife Act 1972*. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| The following classes of development:<br><br>(a) land division where a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance'<br>(b) all other classes of development other than where DTS/DPF 1.1(a) or DTS/DPF 1.1(b) is achieved. | Native Vegetation Council | To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation. | Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Stormwater Management Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development incorporates water sensitive urban design techniques to capture and re-use stormwater. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>Residential development is designed to capture and re-use stormwater to: | DTS/DPF 1.1<br><br>Residential development comprising detached, semi-detached or row dwellings, or less than |

(a) maximise conservation of water resources
(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
(c) manage stormwater runoff quality.

5 group dwellings, co-located housing or dwellings within a residential flat building:

(a) includes rainwater tank storage:
  (i) connected to at least:
    A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area
    B. in all other cases, 80% of the roof area
  (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m$^2$
  (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m$^2$ or greater
  (iv) with a minimum total capacity in accordance with Table 1
  (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

| Site size (m$^2$) | Minimum retention volume (Litres) | Minimum detention volume (Litres) |
|---|---|---|
| <200 | 1000 | 1000 |
| 200-400 | 2000 | Site perviousness <30%: 1000<br><br>Site perviousness ≥30%: N/A |
| >401 | 4000 | Site perviousness <35%: 1000<br><br>Site perviousness ≥35%: N/A |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Traffic Generating Development Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from urban transport routes and major urban transport routes. |

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| PO 1.1<br><br>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments |

| | |
|---|---|
| | (c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.2<br><br>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |
| PO 1.3<br><br>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network. | DTS/DPF 1.3<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) building, or buildings, containing in excess of 50 dwellings<br>(b) land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m2 or more<br>(d) retail development with a gross floor area of 2,000m2 or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(f) industry with a gross floor area of 20,000m2 or more<br>(g) educational facilities with a capacity of 250 students or more. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:<br><br>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings<br>(b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments<br>(c) commercial development with a gross floor area of 10,000m$^2$ or more<br>(d) retail development with a gross floor area of 2,000m$^2$ or more<br>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m$^2$ or more<br>(f) industry with a gross floor area of 20,000m$^2$ or more<br>(g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Tunnel Protection Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | Development which preserves the integrity and operation of underground tunnel corridors and associated infrastructure. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>Development does not unsatisfactorily increase loading on underground tunnel corridors or infrastructure. | DTS/DPF 1.1<br><br>Development satisfies (a) and (b): |

| | |
|---|---|
| | (a) comprises one or more of the following, and does not exceed 3 building levels above the regulated surface level:<br>(i) ancillary accommodation<br>(ii) carport<br>(iii) child care facility<br>(iv) community facility<br>(v) consulting room<br>(vi) dwelling<br>(vii) educational facility<br>(viii) hotel<br>(ix) office<br>(x) outbuilding<br>(xi) retirement facility<br>(xii) shop (other than a bulky goods outlet)<br>(xiii) student accommodation<br>(xiv) supported accommodation<br>(xv) tourist accommodation<br>(xvi) verandah<br>(xvii) development which is, in the opinion of the relevant authority, minor in nature or would not warrant a referral when considering the purpose of the referral.<br>(b) does not include any of the following:<br>(i) filling of land more than 1m above the regulated surface level<br>(ii) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres<br>(iii) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres. |
| Excavation and Ground Intruding Activity | |
| PO 2.1<br>Development does not unsatisfactorily interact with or reduce the loading on an underground tunnel corridors or infrastructure. | DTS/DPF 2.1<br>Development does not include excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development that is within the Tunnel Protection Overlay. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority in relation to the potential for development to adversely impact upon the safety and structural integrity of tunnels and associated underground infrastructure proposed by or under the care, control and management of the Commissioner of Highways. | Development of a class to which Schedule 9 clause 3 item 8 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Urban Transport Routes Overlay

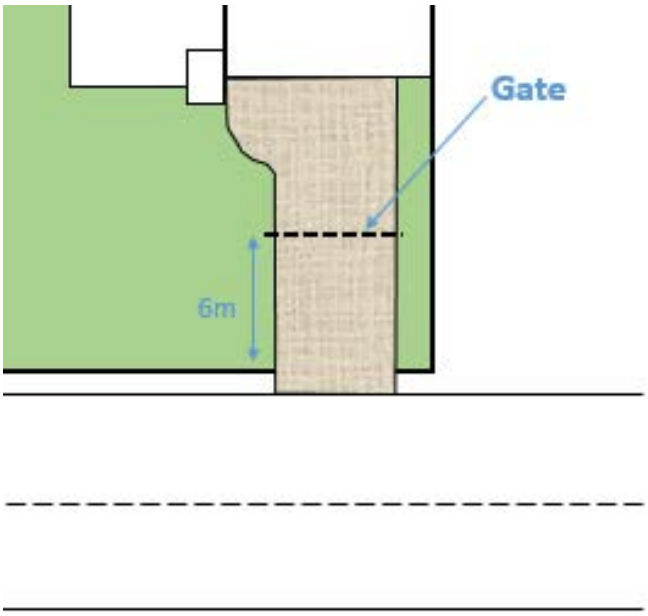
### Assessment Provisions (AP)

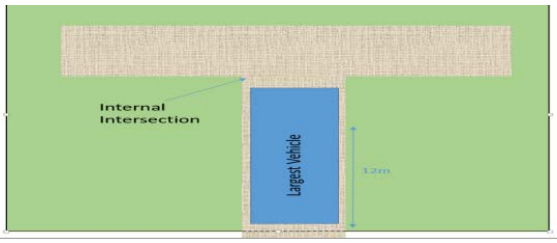
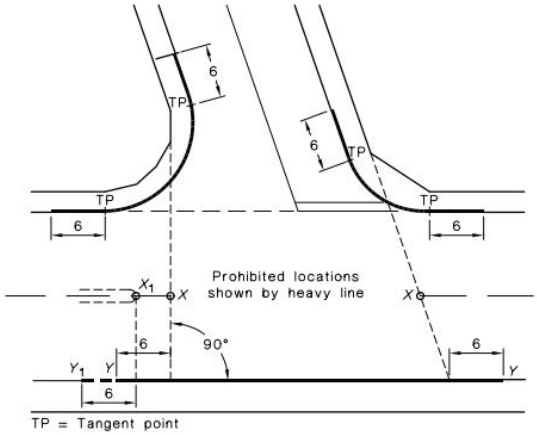
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from Urban Transport Routes. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Access - Safe Entry and Exit (Traffic Flow) | |

| PO 1.1 | DTS/DPF 1.1 |
|---|---|
| Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads. | An access point satisfies (a), (b) or (c):<br><br>(a) where servicing a single (1) dwelling / residential allotment:<br>(i) it will not result in more than one access point<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) it will have a width of between 3m and 4m (measured at the site boundary)<br><br>(b) where the development will result in 2 and up to 6 dwellings:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)<br><br>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site using left turn only movements<br>(iii) vehicles can enter and exit the site in a forward direction<br>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less<br>(vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m<br>(vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m<br>(viii) provides for simultaneous two-way vehicle movements at the access:<br>A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road<br><br>and<br>B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road. |
| Access - On-Site Queuing | |
| PO 2.1 | DTS/DPF 2.1 |
| Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements. | An access point in accordance with one of the following:<br><br>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:<br><br> |

| | |
|---|---|
| | (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:<br>(i) is expected to be serviced by vehicles with a length no greater than 6.4m<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)<br>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:<br>(i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)<br>(iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop<br>(iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:<br> |
| Access - (Location Spacing) - Existing Access Point | |
| PO 3.1<br><br>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development. | DTS/DPF 3.1<br><br>An existing access point satisfies (a), (b) or (c):<br>(a) it will not service, or is not intended to service, more than 6 dwellings<br>(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access<br>(c) is not located on a Controlled Access Road and development constitutes:<br>(i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa<br>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment<br>(iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area<br>(iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area<br>(v) an office or consulting room with a <500m² gross leasable floor area<br>(vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area. |
| Access – Location (Spacing) – New Access Points | |
| PO 4.1<br><br>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road. | DTS/DPF 4.1<br><br>A new access point satisfies (a), (b) or (c):<br>(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:<br><br>NOTE:<br>The points marked $X_1$ and $X$ are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y$-$Y$ extends to Point $Y_1$. |

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:

(i) is not located on a Controlled Access Road

(ii) is not located on a section of road affected by double barrier lines

(iii) will be on a road with a speed environment of 70km/h or less

(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)

(v) is located a minimum of 6m from a median opening or pedestrian crossing

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

| Speed Limit | Separation between access points | Separation from public road junctions and merging/terminating lanes |
|---|---|---|
| 50 km/h or less | No spacing requirement | 20m |
| 60 km/h | 5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases | 73m |
| 70 km/h | 40m | 92m |
| 80 km/h | 50m | 114m |
| 90 km/h | 65m | 139m |
| 100 km/h | 80m | 165m |
| 110 km/h | 100m | 193m |

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

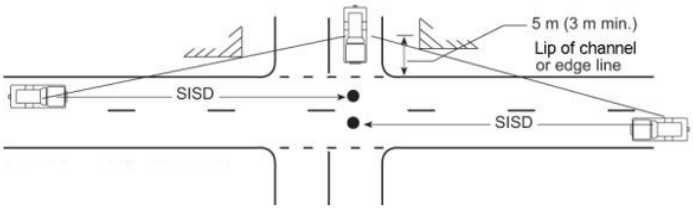
DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

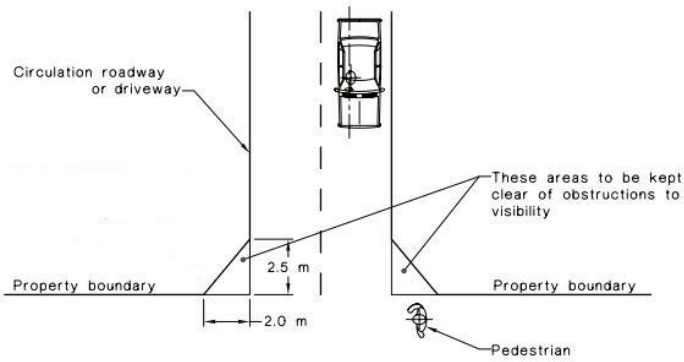
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

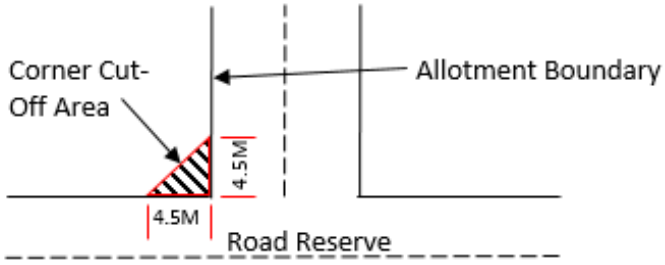
| Speed Limit | Access point serving 1-6 dwellings | Access point serving all other development |
|---|---|---|
| 40 km/h or less | 47m | 73m |
| 50 km/h | 63m | 97m |
| 60 km/h | 81m | 123m |
| 70 km/h | 100m | 151m |
| 80 km/h | 121m | 181m |
| 90 km/h | 144m | 226m |
| 100 km/h | 169m | 262m |
| 110km/h | 195m | 300m |




and

(c) pedestrian sightlines in accordance with the following diagram:



| | |
|---|---|
| Access – Mud and Debris | |
| PO 6.1<br>Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions. | DTS/DPF 6.1<br>Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer). |
| Access - Stormwater | |
| PO 7.1<br>Access points are designed to minimise negative impact on roadside drainage of water. | DTS/DPF 7.1<br>Development does not:<br>(a) decrease the capacity of an existing drainage point<br>(b) restrict or prevent the flow of stormwater through an existing drainage point and system<br>(c) result in access points becoming stormwater flow paths directly onto the road. |
| Building on Road Reserve | |
| PO 8.1<br>Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users. | DTS/DPF 8.1<br>Buildings or structures are not located on, above or below the road reserve. |
| Public Road Junctions | |
| PO 9.1<br>New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road. | DTS/DPF 9.1<br>Development does not comprise any of the following:<br>(a) creating a new junction with a public road<br>(b) opening an unmade public road junction<br>(c) modifying an existing public road junction. |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety. | DTS/DPF 10.1<br>Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:<br> |

## Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:<br>(a) creation of a new access or junction<br>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)<br>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Urban Tree Canopy Overlay

**Assessment Provisions (AP)**

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

## Performance Outcome

PO 1.1

Trees are planted or retained to contribute to an urban tree canopy.

## Deemed-to-Satisfy Criteria / Designated Performance Feature

DTS/DPF 1.1

Tree planting is provided in accordance with the following:

| Site size per dwelling ($m^2$) | Tree size* and number required per dwelling |
|---|---|
| <450 | 1 small tree |
| 450-800 | 1 medium tree or 2 small trees |
| >800 | 1 large tree or 2 medium trees or 4 small trees |

*refer Table 1 Tree Size

| Table 1 Tree Size | | | |
|---|---|---|---|
| Tree size | Mature height (minimum) | Mature spread (minimum) | Soil area around tree within development site (minimum) |
| Small | 4 m | 2m | $10m^2$ and min. dimension of 1.5m |
| Medium | 6 m | 4 m | $30m^2$ and min. dimension of 2m |
| Large | 12 m | 8m | $60m^2$ and min. dimension of 4m |

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

| Table 2 Tree Discounts | | | |
|---|---|---|---|
| Retained tree height (Column A) | Retained tree spread (Column B) | Retained soil area around tree within development site (Column C) | Discount applied (Column D) |
| 4-6m | 2-4m | $10m^2$ and min. dimension of 1.5m | 2 small trees (or 1 medium tree) |
| 6-12m | 4-8m | $30m^2$ and min. dimension of 3m | 2 medium trees (or 4 small trees) |
| >12m | >8m | $60m^2$ and min. dimension of 6m | 2 large trees (or 4 medium trees, or 8 small trees) |

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

**Procedural Matters (PM) - Referrals**

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

## Water Protection Area Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Safeguard South Australia's public water supplies and ecologically significant areas by protecting regionally and locally significant surface and underground water resources in Water Protection Areas from pollution. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use | |
| PO 1.1<br>Development with potential to expose the water supply role of the Water Protection Area to significant adverse water quality risk is avoided to maintain the long term function of the Water Protection Area. | DTS/DPF 1.1<br>Development does not involve any one or combination of the following:<br>(a) fuel depot<br>(b) intensive animal husbandry<br>(c) special industry<br>(d) stock slaughter works<br>(e) timber preservation works. |
| Groundwater | |
| PO 2.1<br>Groundwater resources are protected from pollution by ensuring development does not:<br>(a) generate or dispose of waste in a manner that would pollute water resources<br>(b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a risk to water supplies. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Groundwater catchment and recharge characteristics are safeguarded by ensuring development:<br>(a) retains and protects areas of native vegetation<br>(b) does not inhibit the potential of an aquifer to recharge. | DTS/DPF 2.2<br>None are applicable. |
| Farming and Horticulture | |
| PO 3.1<br>Farming or horticulture operations occur only where:<br>(a) the activity will not result in any increase in the salinity levels of groundwater<br>(b) the land and soil structure is capable of supporting the proposed activity and the likelihood of soil erosion is minimised<br>(c) the depth to the water table is greater than 2 metres from the ground. | DTS/DPF 3.1<br>None are applicable. |
| Irrigation | |
| PO 4.1<br>Irrigated areas are sited to ensure they:<br>(a) avoid any land prone to waterlogging or subject to flooding through irrigation<br>(b) avoid the risk of the water table falling or rising significantly as a result of irrigation practices<br>(c) do not increase the salinity levels of groundwater<br>(d) minimise the risk of polluting surface and groundwater resources where wastewater is used to irrigate the land. | DTS/DPF 4.1<br>None are applicable. |
| Wastewater | |
| PO 5.1<br>Wastewater-generating development utilises existing communal wastewater management | DTS/DPF 5.1<br>Development (including land division) that generates wastewater is connected to sewerage |

| | |
|---|---|
| infrastructure to avoid on-site disposal. | or community wastewater management systems with sufficient hydraulic capacity to accept the inflow. |
| PO 5.2<br><br>Development that generates wastewater which cannot be disposed of via sewerage or community wastewater management systems, is designed and of a scale that will enable on-site wastewater treatment and disposal in accordance with relevant health and environmental requirements. | DTS/DPF 5.2<br><br>On-site wastewater treatment systems comply with:<br><br>(a) the 'On-site Wastewater Systems Code'<br>or<br>(b) AS/NZS 1547: On-site domestic wastewater management and the South Australian amendments to AS/NSZ 1547 as outlined in section 9.2 of the 'On-site Wastewater Systems Code'. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period, more than 200 tonnes of organic waste or matter. (EPA Licence) | Environment Protection Authority. | To provide expert Technical assessment and direction to the Relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm. | Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period, more than 2.5ML of wastewater.<br><br>(EPA Licence required at more than 5 ML) | | | |
| Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding. | | | |
| Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units. (EPA licence required at 650 or more standard pig units) | | | |
| Dairies - being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time. | | | |

## Water Resources Overlay

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change. |
| DO 2 | Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Catchment | |
| PO 1.1<br><br>Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes. | DTS/DPF 1.1<br><br>None are applicable. |
| PO 1.2 | DTS/DPF 1.2 |

| | |
|---|---|
| Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values. | None are applicable. |
| PO 1.3<br>Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access. | DTS/DPF 1.4<br>None are applicable. |
| PO 1.5<br>Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:<br>(a) reduce the impacts on native aquatic ecosystems<br>(b) minimise soil loss eroding into the watercourse. | DTS/DPF 1.5<br>A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation. |
| PO 1.6<br>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:<br>(a) the construction of an erosion control structure<br>(b) devices or structures used to extract or regulate water flowing in a watercourse<br>(c) devices used for scientific purposes<br>(d) the rehabilitation of watercourses. | DTS/DPF 1.6<br>None are applicable. |
| PO 1.7<br>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation. | DTS/DPF 1.7<br>None are applicable. |
| PO 1.8<br>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse. | DTS/DPF 1.8<br>None are applicable. |
| PO 1.9<br>Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs. | DTS/DPF 1.9<br>None are applicable. |

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| None | None | None | None |

# Part 4 - General Development Policies

## Advertisements

### Assessment Provisions (AP)

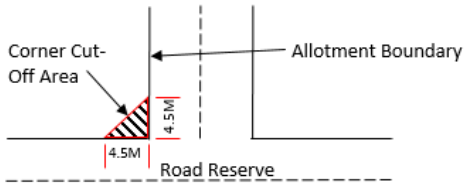
Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Appearance | |

| | |
|---|---|
| PO 1.1<br>Advertisements are compatible and integrated with the design of the building and/or land they are located on. | DTS/DPF 1.1<br>Advertisements attached to a building satisfy all of the following:<br>(a) are not located in a Neighbourhood-type zone<br>(b) where they are flush with a wall:<br>(i) if located at canopy level, are in the form of a fascia sign<br>(ii) if located above canopy level:<br>A. do not have any part rising above parapet height<br>B. are not attached to the roof of the building<br>(c) where they are not flush with a wall:<br>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure<br>(ii) if attached to a two-storey building:<br>A. has no part located above the finished floor level of the second storey of the building<br>B. does not protrude beyond the outer limits of any verandah structure below<br>C. does not have a sign face that exceeds 1m2 per side.<br>(d) if located below canopy level, are flush with a wall<br>(e) if located at canopy level, are in the form of a fascia sign<br>(f) if located above a canopy:<br>(i) are flush with a wall<br>(ii) do not have any part rising above parapet height<br>(iii) are not attached to the roof of the building.<br>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure<br>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building<br>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. |
| PO 1.2<br>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality. | DTS/DPF 1.2<br>Where development comprises an advertising hoarding, the supporting structure is:<br>(a) concealed by the associated advertisement and decorative detailing<br>or<br>(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. |
| PO 1.3<br>Advertising does not encroach on public land or the land of an adjacent allotment. | DTS/DPF 1.3<br>Advertisements and/or advertising hoardings are contained within the boundaries of the site. |
| PO 1.4<br>Where possible, advertisements on public land are integrated with existing structures and infrastructure. | DTS/DPF 1.4<br>Advertisements on public land that meet at least one of the following:<br>(a) achieves Advertisements DTS/DPF 1.1<br>(b) are integrated with a bus shelter. |
| PO 1.5<br>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5<br>None are applicable. |
| Proliferation of Advertisements | |
| PO 2.1<br>Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1<br>No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2<br>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2<br>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |
| PO 2.3<br>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3<br>Advertisements satisfy all of the following:<br>(a) are attached to a building<br>(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached<br>(c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | |
| PO 3.1<br>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness. | DTS/DPF 3.1<br>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement. |
| Amenity Impacts | |
| PO 4.1 | DTS/DPF 4.1 |

| | |
|---|---|
| Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | Advertisements do not incorporate any illumination. |
| Safety | |
| PO 5.1<br>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1<br>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2<br>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2<br>No advertisement illumination is proposed. |
| PO 5.3<br>Advertisements and/or advertising hoardings do not create a hazard to drivers by:<br>(a) being liable to interpretation by drivers as an official traffic sign or signal<br>(b) obscuring or impairing drivers' view of official traffic signs or signals<br>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. | DTS/DPF 5.3<br>Advertisements satisfy all of the following:<br>(a) are not located in a public road or rail reserve<br>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following<br><br>diagram |
| PO 5.4<br>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high. | DTS/DPF 5.4<br>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more. |
| PO 5.5<br>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users. | DTS/DPF 5.5<br>Where the advertisement or advertising hoarding is:<br>(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb<br>(b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal<br>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:<br>(a) 110 km/h road - 14m<br>(b) 100 km/h road - 13m<br>(c) 90 km/h road - 10m<br>(d) 70 or 80 km/h road - 8.5m. |
| PO 5.6<br>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages. | DTS/DPF 5.6<br>Advertising:<br>(a) is not illuminated<br>(b) does not incorporate a moving or changing display or message<br>(c) does not incorporate a flashing light(s). |

## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |

| | |
|---|---|
| PO 1.1<br>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2<br>None are applicable. |
| Horse Keeping | |
| PO 2.1<br>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour. | DTS/DPF 2.2<br>Stables, horse shelters and associated yards are sited in accordance with all of the following:<br>(a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership<br>(b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3<br>All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 2.3<br>Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area. |
| PO 2.4<br>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4<br>Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5<br>Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff. | DTS/DPF 2.5<br>Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | |
| PO 3.1<br>Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1<br>The floors of kennels satisfy all of the following:<br>(a) are constructed of impervious concrete<br>(b) are designed to be self-draining when washed down. |
| PO 3.2<br>Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:<br>(a) adopting appropriate separation distances<br>(b) orientating openings away from sensitive receivers. | DTS/DPF 3.2<br>Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3<br>Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3<br>Kennels are sited in association with a permanent dwelling on the land. |
| Wastes | |
| PO 4.1<br>Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | DTS/DPF 4.2<br>Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. |

## Aquaculture

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses. |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land-based Aquaculture | |
| PO 1.1<br>Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1<br>Land-based aquaculture and associated components are located to satisfy all of the following:<br>(a) 200m or more from a sensitive receiver in other ownership<br>(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers<br>or<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 1.2<br>Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 1.4<br>Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 1.5<br>Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5<br>None are applicable. |
| PO 1.6<br>Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 1.7<br>Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7<br>None are applicable. |
| Marine Based Aquaculture | |
| PO 2.1<br>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:<br>(a) creeks and estuaries<br>(b) wetlands<br>(c) significant seagrass and mangrove communities<br>(d) marine habitats and ecosystems. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 2.3<br>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3<br>The development does not include toilet facilities located over water. |
| PO 2.4<br>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4<br>Marine aquaculture development is located 100m or more seaward of the high water mark<br>or<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 2.5<br>Marine aquaculture is sited and designed to not obstruct or interfere with:<br>(a) areas of high public use<br>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports | DTS/DPF 2.5<br>None are applicable. |

| | |
|---|---|
| (c) areas of outstanding visual or environmental value<br>(d) areas of high tourism value<br>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties<br>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | |
| PO 2.6<br>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:<br>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water<br>(b) positioning structures to protrude the minimum distance practicable above the surface of the water<br>(c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons<br>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts. | DTS/DPF 2.8<br>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.9<br>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas. | DTS/DPF 2.9<br>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.10<br>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*. | DTS/DPF 2.10<br>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*. |
| PO 2.11<br>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:<br>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape<br>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable<br>(c) incorporating appropriate waste treatment and disposal. | DTS/DPF 2.11<br>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture. |
| Navigation and Safety | |
| PO 3.1<br>Marine aquaculture sites are suitably marked to maintain navigational safety. | DTS/DPF 3.1<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| PO 3.2<br>Marine aquaculture is sited to provide adequate separation between farms for safe navigation. | DTS/DPF 3.2<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |
| Environmental Management | |
| PO 4.1<br>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline. | DTS/DPF 4.4<br>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*. |

## Beverage Production in Rural Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Odour and Noise | |
| PO 1.1<br>Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4<br>Brew kettles are fitted with a vapour condenser. |
| PO 1.5<br>Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5<br>Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1<br>Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1<br>Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2<br>The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4<br>None are applicable. |
| Wastewater Irrigation | |
| PO 3.1<br>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2<br>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3<br>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: | DTS/DPF 3.3<br>None are applicable. |

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| (a) waterlogged areas<br>(b) land within 50m of a creek, swamp or domestic or stock water bore<br>(c) land subject to flooding<br>(d) steeply sloping land<br>(e) rocky or highly permeable soil overlaying an unconfined aquifer. | |

## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1<br>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers. | DTS/DPF 1.1<br>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:<br>(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility<br>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility<br>(c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more<br>(d) coal handling with:<br>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more<br>b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| PO 2.1<br>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | DTS/DPF 2.2<br>None are applicable. |
| Access and Parking | |
| PO 3.1<br>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | DTS/DPF 3.1<br>Roadways and vehicle parking areas are sealed with an all-weather surface. |
| Slipways, Wharves and Pontoons | |
| PO 4.1<br>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | DTS/DPF 4.1<br>None are applicable. |

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br>One of the following is satisfied:<br>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

## Design

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area<br>(b) durable - fit for purpose, adaptable and long lasting<br>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All development | |
| External Appearance | |
| PO 1.1<br>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:<br>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces<br>(b) screening rooftop plant and equipment from view<br>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. | DTS/DPF 1.4<br>Development does not incorporate any structures that protrude beyond the roofline. |
| PO 1.5<br>The negative visual impact of outdoor storage, waste management, loading and service areas | DTS/DPF 1.5<br>None are applicable. |

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| is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone. | |
| **Safety** | |
| PO 2.1<br>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5<br>None are applicable. |
| **Landscaping** | |
| PO 3.1<br>Soft landscaping and tree planting is incorporated to:<br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration<br>(d) enhance the appearance of land and streetscapes<br>(e) contribute to biodiversity. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2<br>None are applicable. |
| **Environmental Performance** | |
| PO 4.1<br>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3<br>None are applicable. |
| **Water Sensitive Design** | |
| PO 5.1<br>Development is sited and designed to maintain natural hydrological systems without negatively impacting:<br>(a) the quantity and quality of surface water and groundwater<br>(b) the depth and directional flow of surface water and groundwater<br>(c) the quality and function of natural springs. | DTS/DPF 5.1<br>None are applicable. |
| **On-site Waste Treatment Systems** | |
| PO 6.1<br>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1<br>Effluent disposal drainage areas do not:<br>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space<br>(b) use an area also used as a driveway |

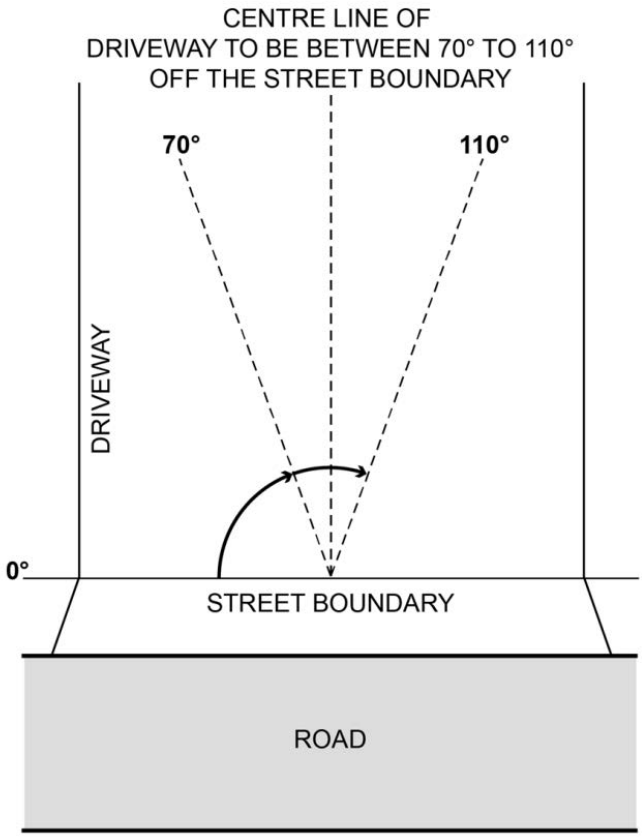
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| | (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | |
| PO 7.1<br>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3<br>None are applicable. |
| PO 7.4<br>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4<br>None are applicable. |
| PO 7.5<br>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5<br>None are applicable. |
| PO 7.6<br>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6<br>None are applicable. |
| PO 7.7<br>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7<br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Fences and Walls | |
| PO 9.1 | DTS/DPF 9.1 |

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| Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places. | None are applicable. |
| PO 9.2<br>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2<br>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| **Overlooking / Visual Privacy (in building 3 storeys or less)** | |
| PO 10.1<br>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 10.1<br>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:<br>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2<br>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2<br>One of the following is satisfied:<br>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace<br>or<br>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| **All Residential development** | |
| **Front elevations and passive surveillance** | |
| PO 11.1<br>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 11.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| **Outlook and amenity** | |
| PO 12.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1<br>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas. |
| PO 12.2<br>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 12.2<br>None are applicable. |
| **Ancillary Development** | |
| PO 13.1<br>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. | DTS/DPF 13.1<br>Ancillary buildings (excluding ancillary accommodation):<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width |

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| | (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 13.2<br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site. | DTS/DPF 13.2<br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 13.3<br>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 13.3<br>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:<br>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment<br>or<br>(b) located at least 12m from the nearest habitable room located on an adjoining allotment. |
| PO 13.4<br>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 13.4<br>Non-residential ancillary buildings and structures:<br>(a) are ancillary and subordinate to an existing non-residential use on the same site<br>(b) have a floor area not exceeding the following:<br>Allotment size / Floor area<br>≤500$m^2$ / 60$m^2$<br>>500$m^2$ / 80$m^2$<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the main building to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end) |

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| | (i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| PO 13.5<br><br>Ancillary accommodation:<br><br>(a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties<br>(b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space. | DTS/DPF 13.5<br><br>Ancillary accommodation:<br><br>(a) is ancillary to a dwelling erected on the same site<br>(b) has a floor area not exceeding 70m$^2$<br>(c) is not constructed, added to, or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>(g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(h) has a roof height where no part of the roof is more than 5m above the natural ground level<br>(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br><br>(ii) the amount of existing soft landscaping prior to the development occurring.<br>(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling<br>(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary<br>(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling. |
| **Garage appearance** | |
| PO 14.1<br><br>Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 14.1<br><br>Garages and carports facing a street:<br><br>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a garage door / opening not exceeding 7m in width<br>(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
| **Massing** | |
| PO 15.1<br><br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 15.1<br><br>None are applicable |
| **Dwelling additions** | |
| PO 16.1<br><br>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements. | DTS / DPF 16.1<br><br>Dwelling additions:<br><br>(a) are not constructed, added to or altered so that any part is situated closer to a public street<br>(b) do not result in: |

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| | (i) excavation exceeding a vertical height of 1m<br>(ii) filling exceeding a vertical height of 1m<br>(iii) a total combined excavation and filling vertical height of 2m or more<br>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space<br>(v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas<br>(vi) upper level windows facing side or rear boundaries unless:<br>A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or<br>B. have sill heights greater than or equal to 1.5m above finished floor level or<br>C. incorporate screening to a height of 1.5m above finished floor level<br>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>B. 1.7m above finished floor level in all other cases. |
| **Private Open Space** | |
| PO 17.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 17.1<br>Private open space is provided in accordance with Design Table 1 - Private Open Space. |
| **Water Sensitive Design** | |
| PO 18.1<br>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 18.1<br>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:<br>(a) 80 per cent reduction in average annual total suspended solids<br>(b) 60 per cent reduction in average annual total phosphorus<br>(c) 45 per cent reduction in average annual total nitrogen. |
| PO 18.2<br>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 18.2<br>Development creating a common driveway / access that services 5 or more dwellings:<br>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased<br>or<br>captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and<br>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. |
| **Car parking, access and manoeuvrability** | |
| PO 19.1<br>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 19.2<br>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m |
| PO 19.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 19.3<br>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site. |
| PO 19.4<br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads | DTS/DPF 19.4<br>Vehicle access to designated car parking spaces satisfy (a) or (b): |

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| and does not interfere with street infrastructure or street trees. | (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) where newly proposed:<br>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads<br>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing<br>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. |
| PO 19.5<br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 19.5<br>Driveways are designed and sited so that:<br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:<br><br><br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site |
| PO 19.6<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 19.6<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| PO 20.1<br>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1<br>None are applicable. |
| Design of Transportable Dwellings | |
| PO 21.1<br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 21.1<br>Buildings satisfy (a) or (b):<br>(a) are not transportable<br>or |

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| | (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Group dwelling, residential flat buildings and battle-axe development | |
| **Amenity** | |
| PO 22.1<br>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants. | DTS/DPF 22.1<br>Dwellings have a minimum internal floor area in accordance with the following table:<br>**Number of bedrooms** — **Minimum internal floor area**<br>Studio — 35m$^2$<br>1 bedroom — 50m$^2$<br>2 bedroom — 65m$^2$<br>3+ bedrooms — 80m$^2$ and any dwelling over 3 bedrooms provides an additional 15m$^2$ for every additional bedroom |
| PO 22.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 22.2<br>None are applicable. |
| PO 22.3<br>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 22.3<br>None are applicable. |
| PO 22.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 22.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| **Communal Open Space** | |
| PO 23.1<br>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 23.1<br>None are applicable. |
| PO 23.2<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 23.2<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 23.3<br>Communal open space is designed and sited to:<br>(a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 23.3<br>None are applicable. |
| PO 23.4<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 23.4<br>None are applicable. |
| PO 23.5<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<br>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 23.5<br>None are applicable. |
| **Carparking, access and manoeuvrability** | |
| PO 24.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 24.1<br>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:<br>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 24.2<br>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2<br>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |

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| PO 24.3<br>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 24.3<br>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:<br>(a) have a minimum width of 3m<br>(b) for driveways servicing more than 3 dwellings:<br>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street<br>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 24.4<br>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4<br>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |
| PO 24.5<br>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 24.5<br>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 24.6<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft Landscaping | |
| PO 25.1<br>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1<br>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 25.2<br>Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2<br>Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | |
| PO 26.1<br>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 26.1<br>None are applicable. |
| PO 26.2<br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2<br>None are applicable. |
| PO 26.3<br>Provision is made for suitable household waste and recyclable material storage facilities which are:<br>(a) located away, or screened, from public view, and<br>(b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3<br>None are applicable. |
| PO 26.4<br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4<br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5<br>Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5<br>None are applicable. |
| PO 26.6<br>Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6<br>None are applicable. |
| Supported accommodation and retirement facilities | |
| Siting and Configuration | |
| PO 27.1<br>Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1<br>None are applicable. |
| Movement and Access | |
| PO 28.1<br>Development is designed to support safe and convenient access and movement for residents by providing: | DTS/DPF 28.1<br>None are applicable. |

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| (a) ground-level access or lifted access to all units<br>(b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places<br>(c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability<br>(d) kerb ramps at pedestrian crossing points. | |
| Communal Open Space | |
| PO 29.1<br>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1<br>None are applicable. |
| PO 29.2<br>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2<br>None are applicable. |
| PO 29.3<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 29.3<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 29.4<br>Communal open space is designed and sited to:<br>(a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 29.4<br>None are applicable. |
| PO 29.5<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 29.5<br>None are applicable. |
| PO 29.6<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<br>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 29.6<br>None are applicable. |
| Site Facilities / Waste Storage | |
| PO 30.1<br>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | DTS/DPF 30.1<br>None are applicable. |
| PO 30.2<br>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 30.2<br>None are applicable. |
| PO 30.3<br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 30.3<br>None are applicable. |
| PO 30.4<br>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | DTS/DPF 30.4<br>None are applicable. |
| PO 30.5<br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 30.5<br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 30.6<br>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | DTS/DPF 30.6<br>None are applicable. |
| PO 30.7<br>Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 30.7<br>None are applicable. |
| All non-residential development | |
| Water Sensitive Design | |
| PO 31.1<br>Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | DTS/DPF 31.1<br>None are applicable. |
| PO 31.2 | DTS/DPF 31.2 |

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| Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | None are applicable. |
| **Wash-down and Waste Loading and Unloading** | |
| PO 32.1<br><br>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:<br><br>(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off<br>(b) paved with an impervious material to facilitate wastewater collection<br>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area<br>(d) designed to drain wastewater to either:<br>(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme<br>or<br>(ii) a holding tank and its subsequent removal off-site on a regular basis. | DTS/DPF 32.1<br><br>None are applicable. |
| **Decks** | |
| **Design and Siting** | |
| PO 33.1<br><br>Decks are designed and sited to:<br><br>(a) complement the associated building form<br>(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)<br>(c) minimise cut and fill and overall massing when viewed from adjacent land. | DTS/DPF 33.1<br><br>Decks:<br><br>(a) where ancillary to a dwelling:<br>(i) are not constructed, added to or altered so that any part is situated:<br>A. in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(ii) are set back at least 900mm from side or rear allotment boundaries<br>(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling<br>(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:<br>A. a total area is determined by the following table:<br><br>**Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br><br>B. the amount of existing soft landscaping prior to the development occurring.<br>(b) where in association with a non-residential use:<br>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.<br>(ii) are set back at least 2 metres from a public road.<br>(iii) have a floor area not exceeding 25$m^2$<br>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point. |
| PO 33.2<br><br>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing. | DTS/DPF 33.2<br><br>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s. |
| PO 33.3<br><br>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck. | DTS/DPF 33.3<br><br>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |

## Table 1 - Private Open Space

| Dwelling Type | Minimum Rate |
|---|---|
| Dwelling (at ground level) | Total private open space area:<br>(a) Site area <301m$^2$: 24m$^2$ located behind the building line.<br>(b) Site area ≥ 301m$^2$: 60m$^2$ located behind the building line.<br>Minimum directly accessible from a living room: 16m$^2$ / with a minimum dimension 3m. |
| Dwelling (above ground level) | Studio (no separate bedroom): 4m$^2$ with a minimum dimension 1.8m<br>One bedroom: 8m$^2$ with a minimum dimension 2.1m<br>Two bedroom dwelling: 11m$^2$ with a minimum dimension 2.4m<br>Three + bedroom dwelling: 15m$^2$ with a minimum dimension 2.6m |
| Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park | Total area: 16m$^2$, which may be used as second car parking space, provided on each site intended for residential occupation. |

## Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| External Appearance | |
| PO 1.1<br>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:<br>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces<br>(b) screening rooftop plant and equipment from view<br>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. | DTS/DPF 1.4<br>Development does not incorporate any structures that protrude beyond the roofline. |
| PO 1.5<br>The negative visual impact of outdoor storage, waste management, loading and service areas | DTS/DPF 1.5<br>None are applicable. |

| | |
|---|---|
| is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone. | |
| **Safety** | |
| PO 2.1<br>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5<br>None are applicable. |
| **Landscaping** | |
| PO 3.1<br>Soft landscaping and tree planting are incorporated to:<br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1<br>None are applicable. |
| **Environmental Performance** | |
| PO 4.1<br>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3<br>None are applicable. |
| **Water Sensitive Design** | |
| PO 5.1<br>Development is sited and designed to maintain natural hydrological systems without negatively impacting:<br>(a) the quantity and quality of surface water and groundwater<br>(b) the depth and directional flow of surface water and groundwater<br>(c) the quality and function of natural springs. | DTS/DPF 5.1<br>None are applicable. |
| **On-site Waste Treatment Systems** | |
| PO 6.1<br>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | DTS/DPF 6.1<br>Effluent disposal drainage areas do not:<br>(a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) use an area also used as a driveway<br>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| **Car parking appearance** | |
| PO 7.1 | DTS/DPF 7.1 |

| | |
|---|---|
| Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | None are applicable. |
| PO 7.2<br>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3<br>None are applicable. |
| PO 7.4<br>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection. | DTS/DPF 7.4<br>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5<br>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5<br>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:<br>(a) 1m along all public road frontages and allotment boundaries<br>(b) 1m between double rows of car parking spaces. |
| PO 7.6<br>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6<br>None are applicable. |
| PO 7.7<br>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7<br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br>Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | DTS/DPF 8.4<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Fences and walls | |
| PO 9.1<br>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2 | DTS/DPF 9.2 |

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| Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| **Overlooking / Visual Privacy (low rise buildings)** | |
| PO 10.1<br>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1<br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2<br>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2<br>One of the following is satisfied:<br>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace<br>or<br>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| **Site Facilities / Waste Storage (excluding low rise residential development)** | |
| PO 11.1<br>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1<br>None are applicable. |
| PO 11.2<br>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2<br>None are applicable. |
| PO 11.3<br>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3<br>None are applicable. |
| PO 11.4<br>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4<br>None are applicable. |
| PO 11.5<br>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5<br>None are applicable. |
| **All Development - Medium and High Rise** | |
| **External Appearance** | |
| PO 12.1<br>Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1<br>None are applicable. |
| PO 12.2<br>Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2<br>None are applicable. |
| PO 12.3<br>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3<br>None are applicable. |
| PO 12.4<br>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | DTS/DPF 12.4<br>None are applicable. |
| PO 12.5<br>External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | DTS/DPF 12.5<br>Buildings utilise a combination of the following external materials and finishes:<br>(a) masonry<br>(b) natural stone<br>(c) pre-finished materials that minimise staining, discolouring or deterioration. |
| PO 12.6<br>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6<br>Building street frontages incorporate:<br>(a) active uses such as shops or offices |

| | |
|---|---|
| | (b) prominent entry areas for multi-storey buildings (where it is a common entry)<br>(c) habitable rooms of dwellings<br>(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. |
| PO 12.7<br><br>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7<br><br>Entrances to multi-storey buildings are:<br><br>(a) oriented towards the street<br>(b) clearly visible and easily identifiable from the street and vehicle parking areas<br>(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses<br>(d) designed to provide shelter, a sense of personal address and transitional space around the entry<br>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors<br>(f) designed to avoid the creation of potential areas of entrapment. |
| PO 12.8<br><br>Building services, plant and mechanical equipment are screened from the public realm. | DTS/DPF 12.8<br><br>None are applicable. |
| Landscaping | |
| PO 13.1<br><br>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings. | DTS/DPF 13.1<br><br>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired. |
| PO 13.2<br><br>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings. | DTS/DPF 13.2<br><br>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. |

| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones |
|---|---|---|---|
| <300 $m^2$ | 10 $m^2$ | 1.5m | 1 small tree / 10 $m^2$ |
| 300-1500 $m^2$ | 7% site area | 3m | 1 medium tree / 30 $m^2$ |
| >1500 $m^2$ | 7% site area | 6m | 1 large or medium tree / 60 $m^2$ |

| **Tree size and site area definitions** | |
|---|---|
| Small tree | 4-6m mature height and 2-4m canopy spread |
| Medium tree | 6-12m mature height and 4-8m canopy spread |
| Large tree | 12m mature height and >8m canopy spread |
| Site area | The total area for development site, not average area per dwelling |

| | |
|---|---|
| PO 13.3<br><br>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health. | DTS/DPF 13.3<br><br>None are applicable. |
| PO 13.4<br><br>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height. | DTS/DPF 13.4<br><br>Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated. |
| Environmental | |
| PO 14.1<br><br>Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1<br><br>None are applicable. |
| PO 14.2<br><br>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2<br><br>None are applicable. |
| PO 14.3 | DTS/DPF 14.3 |

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|---|---|
| Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:<br>(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street<br>(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas<br>(c) the placement of buildings and use of setbacks to deflect the wind at ground level<br>(d) avoiding tall shear elevations that create windy conditions at street level. | None are applicable. |
| **Car Parking** | |
| PO 15.1<br>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1<br>Multi-level vehicle parking structures within buildings:<br>(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages<br>(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2<br>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2<br>None are applicable. |
| **Overlooking/Visual Privacy** | |
| PO 16.1<br>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:<br>(a) appropriate site layout and building orientation<br>(b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight<br>(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms<br>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1<br>None are applicable. |
| All residential development | |
| **Front elevations and passive surveillance** | |
| PO 17.1<br>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 17.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| **Outlook and Amenity** | |
| PO 18.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas. |
| PO 18.2<br>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 18.2<br>None are applicable. |
| **Ancillary Development** | |
| PO 19.1<br>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties. | DTS/DPF 19.1<br>Ancillary buildings (excluding ancillary accommodation):<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street |

(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  and
  (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:
  (i) a total area as determined by the following table:

| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| >200-450 | 20% |
| >450 | 25% |

  (ii) the amount of existing soft landscaping prior to the development occurring.

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 19.2

Ancillary buildings and structures do not result in:

(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

PO 19.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 19.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment
or
(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

PO 19.4

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 19.4

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site

(b) have a floor area not exceeding the following:

| Allotment size | Floor area |
|---|---|
| ≤500$m^2$ | 60$m^2$ |
| >500$m^2$ | 80$m^2$ |

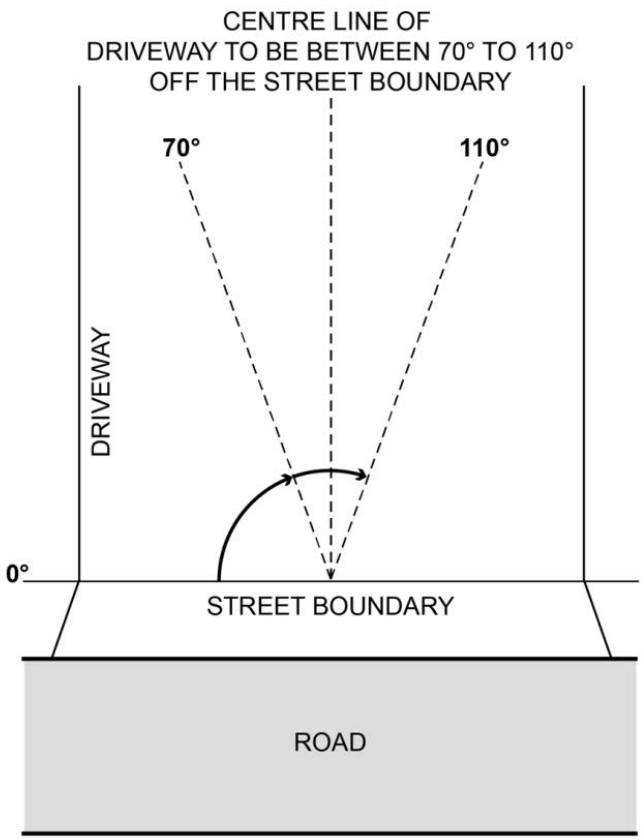
(c) are not constructed, added to or altered so that any part is situated:
  (i) in front of any part of the building line of the main building to which it is ancillary
  or
  (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:
  (i) is set back at least 5.5m from the boundary of the primary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

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| | (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure<br>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. |
| PO 19.5<br>Ancillary accommodation:<br>(a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties<br>(b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space. | DTS/DPF 19.5<br>Ancillary accommodation:<br>(a) is ancillary to a dwelling erected on the same site<br>(b) has a floor area not exceeding 70m$^2$<br>(c) is not constructed, added to, or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br>(d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent<br>(e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary<br>(f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure<br>(g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(h) has a roof height where no part of the roof is more than 5m above the natural ground level<br>(i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m$^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(ii) the amount of existing soft landscaping prior to the development occurring.<br>(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling<br>(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary<br>(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.1<br>Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1<br>Garages and carports facing a street:<br>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a garage door / opening width not exceeding 7m<br>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
| PO 20.2 | DTS/DPF 20.2 |

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| Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas. | Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:<br>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building wall<br>(c) a balcony projects from the building wall<br>(d) a verandah projects at least 1m from the building wall<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm<br>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 20.3<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br>None are applicable |
| **Private Open Space** | |
| PO 21.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br>Private open space is directly accessible from a habitable room. |
| **Landscaping** | |
| PO 22.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area for the entire development site, including any common property, as determined by the following table:<br>**Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><150 / 10%<br>150-200 / 15%<br>>200-450 / 20%<br>>450 / 25%<br>(b) at least 30% of any land between the primary street boundary and the primary building line. |
| **Car parking, access and manoeuvrability** | |
| PO 23.1<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b): |

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| while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking. | (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. |
| PO 23.4<br><br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | DTS/DPF 23.4<br><br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br><br>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) where newly proposed, is set back:<br>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner<br>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br><br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br><br>Driveways are designed and sited so that:<br><br>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:<br><br><br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 23.6<br><br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br><br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br><br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |

| Waste storage | |
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| PO 24.1<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:<br>(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and<br>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| **Design of Transportable Buildings** | |
| PO 25.1<br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1<br>Buildings satisfy (a) or (b):<br>(a) are not transportable<br>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| **Residential Development - Medium and High Rise (including serviced apartments)** | |
| **Outlook and Visual Privacy** | |
| PO 26.1<br>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space. | DTS/DPF 26.1<br>Buildings:<br>(a) provide a habitable room at ground or first level with a window facing toward the street<br>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| PO 26.2<br>The visual privacy of ground level dwellings within multi-level buildings is protected. | DTS/DPF 26.2<br>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m. |
| **Private Open Space** | |
| PO 27.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 27.1<br>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| **Residential amenity in multi-level buildings** | |
| PO 28.1<br>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces. | DTS/DPF 28.1<br>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary. |
| PO 28.2<br>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:<br>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy<br>(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. | DTS/DPF 28.2<br>Balconies utilise one or a combination of the following design elements:<br>(a) sun screens<br>(b) pergolas<br>(c) louvres<br>(d) green facades<br>(e) openable walls. |
| PO 28.3<br>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | DTS/DPF 28.3<br>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. |
| PO 28.4<br>Dwellings are provided with sufficient space for storage to meet likely occupant needs. | DTS/DPF 28.4<br>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:<br>(a) studio: not less than $6m^3$<br>(b) 1 bedroom dwelling / apartment: not less than $8m^3$<br>(c) 2 bedroom dwelling / apartment: not less than $10m^3$<br>(d) 3+ bedroom dwelling / apartment: not less than $12m^3$. |
| PO 28.5<br>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided. | DTS/DPF 28.5<br>Light wells:<br>(a) are not used as the primary source of outlook for living rooms<br>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms |

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| | (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| PO 28.6<br>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions. | DTS/DPF 28.6<br>None are applicable. |
| PO 28.7<br>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable. | DTS/DPF 28.7<br>None are applicable. |
| Dwelling Configuration | |
| PO 29.1<br>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity. | DTS/DPF 29.1<br>Buildings containing in excess of 10 dwellings provide at least one of each of the following:<br>(a) studio (where there is no separate bedroom)<br>(b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$<br>(c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$<br>(d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom. |
| PO 29.2<br>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible. | DTS/DPF 29.2<br>None are applicable. |
| Common Areas | |
| PO 30.1<br>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas. | DTS/DPF 30.1<br>Common corridor or circulation areas:<br>(a) have a minimum ceiling height of 2.7m<br>(b) provide access to no more than 8 dwellings<br>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. |
| Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development | |
| Amenity | |
| PO 31.1<br>Dwellings are of a suitable size to provide a high standard of amenity for occupants. | DTS/DPF 31.1<br>Dwellings have a minimum internal floor area in accordance with the following table:<br>**Number of bedrooms** / **Minimum internal floor area**<br>Studio / $35m^2$<br>1 bedroom / $50m^2$<br>2 bedroom / $65m^2$<br>3+ bedrooms / $80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom |
| PO 31.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2<br>None are applicable. |
| PO 31.3<br>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 31.3<br>None are applicable. |
| PO 31.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| Communal Open Space | |
| PO 32.1<br>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 32.1<br>None are applicable. |
| PO 32.2<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 32.3<br>Communal open space is designed and sited to: | DTS/DPF 32.3<br>None are applicable. |

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| (a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | |
| PO 32.4<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 32.4<br>None are applicable. |
| PO 32.5<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<br>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 32.5<br>None are applicable. |
| Car parking, access and manoeuvrability | |
| PO 33.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 33.1<br>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:<br>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 33.2<br>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 33.2<br>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 33.3<br>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 33.3<br>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:<br>(a) have a minimum width of 3m<br>(b) for driveways servicing more than 3 dwellings:<br>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street<br>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 33.4<br>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 33.4<br>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 33.5<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 33.5<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | |
| PO 34.1<br>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 34.1<br>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 34.2<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | |
| DTS/DPF 35.1<br>None are applicable. | PO 35.2<br>Provision is made for suitable external clothes drying facilities. |
| DTS/DPF 35.2<br>None are applicable. | PO 35.3<br>Provision is made for suitable household waste and recyclable material storage facilities which are:<br>(a) located away, or screened, from public view, and<br>(b) conveniently located in proximity to dwellings and the waste collection point. |
| DTS/DPF 35.3<br>None are applicable. | PO 35.4<br>Waste and recyclable material storage areas are located away from dwellings. |
| DTS/DPF 35.4 | PO 35.5 |

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| Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. | Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. |
| DTS/DPF 35.5<br>None are applicable. | PO 35.6<br>Services including gas and water meters are conveniently located and screened from public view. |
| DTS/DPF 35.6<br>None are applicable. | PO 35.1<br>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. |
| Water sensitive urban design | |
| PO 36.1<br>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 36.1<br>None are applicable. |
| PO 36.2<br>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 36.2<br>None are applicable. |
| Supported Accommodation and retirement facilities | |
| Siting, Configuration and Design | |
| PO 37.1<br>Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1<br>None are applicable. |
| PO 37.2<br>Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2<br>None are applicable. |
| Movement and Access | |
| PO 38.1<br>Development is designed to support safe and convenient access and movement for residents by providing:<br>(a) ground-level access or lifted access to all units<br>(b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places<br>(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability<br>(d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1<br>None are applicable. |
| Communal Open Space | |
| PO 39.1<br>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1<br>None are applicable. |
| PO 39.2<br>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2<br>None are applicable. |
| PO 39.3<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4<br>Communal open space is designed and sited to:<br>(a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 39.4<br>None are applicable. |
| PO 39.5<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 39.5<br>None are applicable. |
| PO 39.6<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | DTS/DPF 39.6<br>None are applicable. |

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| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | |
| **Site Facilities / Waste Storage** | |
| PO 40.1<br>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles. | DTS/DPF 40.1<br>None are applicable. |
| PO 40.2<br>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 40.2<br>None are applicable. |
| PO 40.3<br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 40.3<br>None are applicable. |
| PO 40.4<br>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view. | DTS/DPF 40.4<br>None are applicable. |
| PO 40.5<br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 40.5<br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 40.6<br>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | DTS/DPF 40.6<br>None are applicable. |
| PO 40.7<br>Services, including gas and water meters, are conveniently located and screened from public view. | DTS/DPF 40.7<br>None are applicable. |
| **Student Accommodation** | |
| PO 41.1<br>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. | DTS/DPF 41.1<br>Student accommodation provides:<br>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units<br>(b) common or shared facilities to enable a more efficient use of space, including:<br>(i) shared cooking, laundry and external drying facilities<br>(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space<br>(iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students<br>(iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas<br>(v) bicycle parking at the rate of one space for every 2 students. |
| PO 41.2<br>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing. | DTS/DPF 41.2<br>None are applicable. |
| **All non-residential development** | |
| **Water Sensitive Design** | |
| PO 42.1<br>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | DTS/DPF 42.1<br>None are applicable. |
| PO 42.2<br>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | DTS/DPF 42.2<br>None are applicable. |
| PO 42.3<br>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems. | DTS/DPF 42.3<br>None are applicable. |
| **Wash-down and Waste Loading and Unloading** | |
| PO 43.1<br>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: | DTS/DPF 43.1<br>None are applicable. |

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
(b) paved with an impervious material to facilitate wastewater collection
(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area
(d) are designed to drain wastewater to either:
  (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme
  or
  (ii) a holding tank and its subsequent removal off-site on a regular basis.

Laneway Development

Infrastructure and Access

PO 44.1

Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:

(a) existing utility infrastructure and services are capable of accommodating the development
(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)
(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)
(d) safety of pedestrians or vehicle movement is maintained
(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.

DTS/DPF 44.1

Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Decks

Design and Siting

PO 45.1

Decks are designed and sited to:

(a) complement the associated building form
(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)
(c) minimise cut and fill and overall massing when viewed from adjacent land.

DTS/DPF 45.1

Decks:

(a) where ancillary to a dwelling:
  (i) are not constructed, added to or altered so that any part is situated:
    A. in front of any part of the building line of the dwelling to which it is ancillary
    or
    B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
  (ii) are set back at least 900mm from side or rear allotment boundaries
  (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling
  (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:
    A. a total area is determined by the following table:

| Site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) | Minimum percentage of site |
|---|---|
| <150 | 10% |
| 150-200 | 15% |
| >200-450 | 20% |
| >450 | 25% |

    B. the amount of existing soft landscaping prior to the development occurring.
(b) where in association with a non-residential use:
  (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.
  (ii) are set back at least 2 metres from a public road.
  (iii) have a floor area not exceeding $25m^2$
(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 45.2

Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.

DTS/DPF 45.2

Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.

PO 45.3

DTS/DPF 45.3

| | |
|---|---|
| Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck. | Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |

**Table 1 - Private Open Space**

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|---|---|---|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | Total private open space area:<br>(a) Site area <301m$^2$: 24m$^2$ located behind the building line.<br>(b) Site area ≥ 301m$^2$: 60m$^2$ located behind the building line.<br>Minimum directly accessible from a living room: 16m$^2$ / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m$^2$, which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m$^2$ / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m$^2$ / minimum dimension 1.8m |
| | One bedroom dwelling | 8m$^2$ / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m$^2$ / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m$^2$ / minimum dimension 2.6m |

## Forestry

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2<br>Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3<br>Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3<br>Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1<br>Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water | DTS/DPF 2.1<br>None are applicable. |

| | |
|---|---|
| flows onto or from plantation areas. | |
| PO 2.2<br>Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2<br>Commercial forestry plantations:<br>(a) do not involve cultivation (excluding spot cultivation) in drainage lines<br>(b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer)<br>(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole ( with no direct connection to an aquifer). |
| Fire Management | |
| PO 3.1<br>Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1<br>Commercial forestry plantations provide:<br>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less<br>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha<br>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.<br>Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code. |
| PO 3.2<br>Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2<br>Commercial forestry plantation fire management access tracks:<br>(a) are incorporated within all firebreaks<br>(b) are 7m or more wide with a vertical clearance of 4m or more<br>(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles<br>(d) partition the plantation into units of 40ha or less in area. |
| Power-line Clearances | |
| PO 4.1<br>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. | DTS/DPF 4.1<br>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: |

| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines |
|---|---|---|
| 500 kV | Tower | 38m |
| 275 kV | Tower | 25m |
| 132 kV | Tower | 30m |
| 132 kV | Pole | 20m |
| 66 kV | Pole | 20m |
| Less than 66 kV | Pole | 20m |

## Housing Renewal

### Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

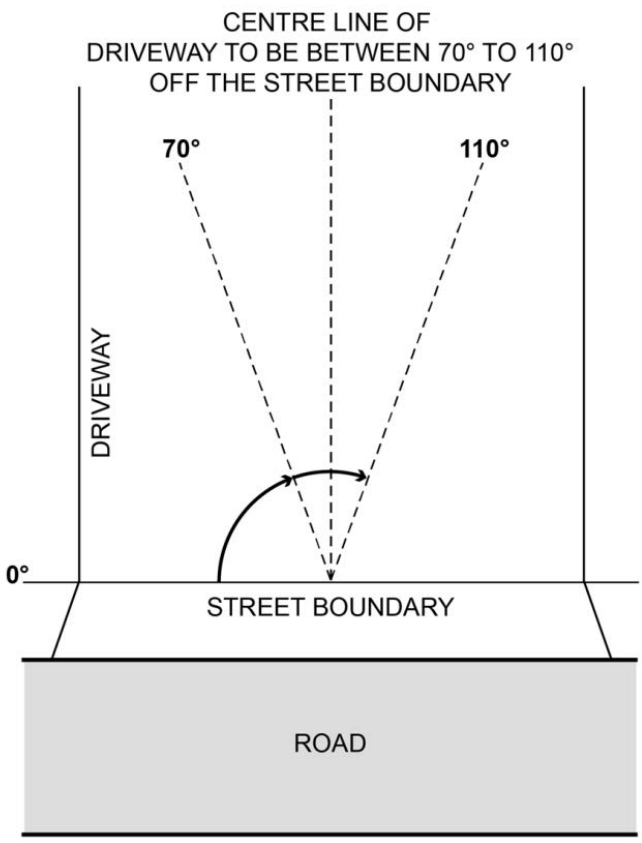
| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Residential development provides a range of housing choices. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) detached dwellings<br>(b) semi-detached dwellings<br>(c) row dwellings<br>(d) group dwellings<br>(e) residential flat buildings. |
| PO 1.2<br>Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2<br>None are applicable. |
| Building Height | |
| PO 2.1<br>Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1<br>Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2<br>Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2<br>None are applicable. |
| Primary Street Setback | |
| PO 3.1<br>Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1<br>Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1<br>Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1<br>Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |
| Boundary Walls | |
| PO 5.1<br>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1<br>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):<br>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height<br>(b) do not:<br>(i) exceed 3.2m in height from the lower of the natural or finished ground level<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary<br>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2<br>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character. | DTS/DPF 5.2<br>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage. |
| Side Boundary Setback | |
| PO 6.1<br>Buildings are set back from side boundaries to provide:<br>(a) separation between dwellings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1<br>Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:<br>(a) where the wall height does not exceed 3m - at least 900mm<br>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings<br>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings. |
| Rear Boundary Setback | |

| | |
|---|---|
| PO 7.1<br>Buildings are set back from rear boundaries to provide:<br>(a) separation between dwellings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 7.1<br>Dwellings are set back from the rear boundary:<br>(a) 3m or more for the first building level<br>(b) 5m or more for any subsequent building level. |
| Buildings elevation design | |
| PO 8.1<br>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1<br>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:<br>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building elevation<br>(c) a balcony projects from the building elevation<br>(d) a verandah projects at least 1m from the building elevation<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.<br>(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2<br>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 8.2<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street |
| PO 8.3<br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression. | PO 8.5<br>Entrances to multi-storey buildings are:<br>(a) oriented towards the street<br>(b) visible and easily identifiable from the street<br>(c) designed to include a common mail box structure. |
| DTS/DPF 8.5<br>None are applicable. | DTS/DPF 8.4<br>None are applicable. |
| Outlook and amenity | |
| PO 9.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 9.1<br>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space. |
| PO 9.2<br>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion. | DTS/DPF 9.2<br>None are applicable. |
| Private Open Space | |
| PO 10.1<br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 10.1<br>Private open space is provided in accordance with the following table: |

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|---|---|---|
| Dwelling (at ground level) | | Total area: $24m^2$ located behind the building line<br>Minimum adjacent to a living room: $16m^2$ with a minimum dimension 3m |
| Dwelling (above ground level) | Studio | $4m^2$ / minimum dimension 1.8m |

| | |
|---|---|
| | One bedroom dwelling: $8m^2$ / minimum dimension 2.1m<br>Two bedroom dwelling: $11m^2$ / minimum dimension 2.4m<br>Three + bedroom dwelling: $15\ m^2$ / minimum dimension 2.6m |
| PO 10.2<br>Private open space positioned to provide convenient access from internal living areas. | DTS/DPF 10.2<br>At least 50% of the required area of private open space is accessible from a habitable room. |
| PO 10.3<br>Private open space is positioned and designed to:<br>(a) provide useable outdoor space that suits the needs of occupants;<br>(b) take advantage of desirable orientation and vistas; and<br>(c) adequately define public and private space. | DTS/DPF 10.3<br>None are applicable. |
| Visual privacy | |
| PO 11.1<br>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 11.1<br>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<br>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. |
| PO 11.2<br>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2<br>One of the following is satisfied:<br>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace<br>or<br>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:<br>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| Landscaping | |
| PO 12.1<br>Soft landscaping is incorporated into development to:<br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1<br>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br>(a) a total area as determined by the following table:<br>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) — Minimum percentage of site<br><150 — 10%<br><200 — 15%<br>200-450 — 20%<br>>450 — 25%<br>(b) at least 30% of land between the road boundary and the building line. |
| Water Sensitive Design | |
| PO 13.1<br>Residential development is designed to capture and use stormwater to:<br>(a) maximise efficient use of water resources<br>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<br>(c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1<br>None are applicable. |
| Car Parking | |
| PO 14.1<br>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | DTS/DPF 14.1<br>On-site car parking is provided at the following rates per dwelling:<br>(a) 2 or fewer bedrooms - 1 car parking space<br>(b) 3 or more bedrooms - 2 car parking spaces. |
| PO 14.2 | DTS/DPF 14.2 |

| | |
|---|---|
| Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):<br>(a) single parking spaces:<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.5m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 14.3<br>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.3<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 14.4<br>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | DTS/DPF 14.4<br>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. |
| PO 14.5<br>Residential flat buildings provide dedicated areas for bicycle parking. | DTS/DPF 14.5<br>Residential flat buildings provide one bicycle parking space per dwelling. |
| Overshadowing | |
| PO 15.1<br>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | DTS/DPF 15.1<br>None are applicable. |
| Waste | |
| PO 16.1<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 16.1<br>A waste bin storage area is provided behind the primary building line that:<br>(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and<br>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| PO 16.2<br>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:<br>(a) easily and safely accessible for residents and for collection vehicles<br>(b) screened from adjoining land and public roads<br>(c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | DTS/DPF 16.2<br>None are applicable. |
| Vehicle Access | |
| PO 17.1<br>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking. | DTS/DPF 17.1<br>None are applicable. |
| PO 17.2<br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | DTS/DPF 17.2<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) where newly proposed, is set back:<br>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner<br>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3<br>Driveways are designed to enable safe and convenient vehicle movements from the public | DTS/DPF 17.3<br>Driveways are designed and sited so that: |

| | |
|---|---|
| road to on-site parking spaces. | (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping<br>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:<br><br><br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 17.4<br>Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4<br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 17.5<br>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | DTS/DPF 17.5<br>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:<br>(a) have a minimum width of 3m<br>(b) for driveways servicing more than 3 dwellings:<br>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street<br>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 17.6<br>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 17.6<br>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre |
| PO 17.7<br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7<br>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Storage | |
| PO 18.1<br>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1<br>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:<br>(a) studio: not less than $6m^3$<br>(b) 1 bedroom dwelling / apartment: not less than $8m^3$ |

| | |
|---|---|
| | (c) 2 bedroom dwelling / apartment: not less than $10m^3$<br>(d) 3+ bedroom dwelling / apartment: not less than $12m^3$. |
| Earthworks | |
| PO 19.1<br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1<br>The development does not involve:<br>(a) excavation exceeding a vertical height of 1m<br>or<br>(b) filling exceeding a vertical height of 1m<br>or<br>(c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | |
| PO 20.1<br>Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1<br>The site and building:<br>(a) have the ability to be connected to a permanent potable water supply<br>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011*<br>(c) have the ability to be connected to electricity supply<br>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes<br>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*. |
| Site contamination | |
| PO 21.1<br>Land that is suitable for sensitive land uses to provide a safe environment. | DTS/DPF 21.1<br>Development satisfies (a), (b), (c) or (d):<br>(a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form)<br>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:<br>(i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1 | DTS/DPF 1.1 |

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| Development is located and designed to minimise hazard or nuisance to adjacent development and land uses. | None are applicable. |
| Visual Amenity | |
| PO 2.1<br>The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:<br>(a) utilising features of the natural landscape to obscure views where practicable<br>(b) siting development below ridgelines where practicable<br>(c) avoiding visually sensitive and significant landscapes<br>(d) using materials and finishes with low-reflectivity and colours that complement the surroundings<br>(e) using existing vegetation to screen buildings<br>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.3<br>None are applicable. |
| Rehabilitation | |
| PO 3.1<br>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | DTS/DPF 3.1<br>None are applicable. |
| Hazard Management | |
| PO 4.1<br>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | DTS/DPF 4.2<br>None are applicable. |
| PO 4.3<br>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | DTS/DPF 4.3<br>None are applicable. |
| Electricity Infrastructure and Battery Storage Facilities | |
| PO 5.1<br>Electricity infrastructure is located to minimise visual impacts through techniques including:<br>(a) siting utilities and services:<br>(i) on areas already cleared of native vegetation<br>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity<br>(b) grouping utility buildings and structures with non-residential development, where practicable. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | DTS/DPF 5.3<br>None are applicable. |
| Telecommunication Facilities | |
| PO 6.1<br>The proliferation of telecommunications facilities in the form of towers/monopoles in any | DTS/DPF 6.1<br>None are applicable. |

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| one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | |
| PO 6.2<br>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2<br>None are applicable. |
| PO 6.3<br>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:<br>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose<br>or all of the following:<br>(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services<br>(c) using materials and finishes that complement the environment<br>(d) screening using landscaping and vetegation, particularly for equipment shelters and huts. | DTS/DPF 6.3<br>None are applicable. |
| Renewable Energy Facilities | |
| PO 7.1<br>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1<br>None are applicable. |
| Renewable Energy Facilities (Wind Farm) | |
| PO 8.1<br>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1<br>Wind turbine generators are:<br>(a) set back at least 2000m from the base of a turbine to any of the following zones:<br>(i) Rural Settlement Zone<br>(ii) Township Zone<br>(iii) Rural Living Zone<br>(iv) Rural Neighbourhood Zone<br>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).<br>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2<br>The visual impact of wind turbine generators on natural landscapes is managed by:<br>(a) designing wind turbine generators to be uniform in colour, size and shape<br>(b) coordinating blade rotation and direction<br>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2<br>None are applicable. |
| PO 8.3<br>Wind turbine generators and ancillary development minimise potential for bird and bat strike. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations. | DTS/DPF 8.4<br>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5<br>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5<br>None are applicable. |
| Renewable Energy Facilities (Solar Power) | |
| PO 9.1<br>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value. | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2<br>Ground mounted solar power facilities allow for movement of wildlife by:<br>(a) incorporating wildlife corridors and habitat refuges<br>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. | DTS/DPF 9.2<br>None are applicable. |
| PO 9.3 | DTS/DPF 9.3 |

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| Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership. | Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:<br><br>**Generation Capacity** / **Approximate size of array** / **Setback from adjoining land boundary** / **Setback from conservation areas** / **Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]**<br>50MW> / 80ha+ / 30m / 500m / 2km<br>10MW<50MW / 16ha-<80ha / 25m / 500m / 1.5km<br>5MW<10MW / 8ha to <16ha / 20m / 500m / 1km<br>1MW<5MW / 1.6ha to <8ha / 15m / 500m / 500m<br>100kW<1MW / 0.5ha<1.6ha / 10m / 500m / 100m<br><100kW / <0.5ha / 5m / 500m / 25m<br><br>Notes:<br><br>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones. |
| PO 9.4<br><br>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations. | DTS/DPF 9.4<br><br>None are applicable. |
| Hydropower / Pumped Hydropower Facilities | |
| PO 10.1<br><br>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure. | DTS/DPF 10.1<br><br>None are applicable. |
| PO 10.2<br><br>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems. | DTS/DPF 10.2<br><br>None are applicable. |
| PO 10.3<br><br>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future. | DTS/DPF 10.3<br><br>None are applicable. |
| Water Supply | |
| PO 11.1<br><br>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use. | DTS/DPF 11.1<br><br>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development. |
| PO 11.2<br><br>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided. | DTS/DPF 11.2<br><br>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:<br><br>(a) exclusively for domestic use<br>(b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1<br><br>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:<br><br>(a) it is wholly located and contained within the allotment of the development it will service<br>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources<br>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1<br><br>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:<br><br>(a) the system is wholly located and contained within the allotment of development it will service; and<br>(b) the system will comply with the requirements of the South Australian Public Health Act 2011. |

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| PO 12.2<br>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2<br>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | |
| PO 13.1<br>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1<br>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2<br>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2<br>None are applicable. |

## Intensive Animal Husbandry and Dairies

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1<br>Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions. | DTS/DPF 1.4<br>Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership. |
| PO 1.5<br>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public. | DTS/DPF 1.5<br>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |
| Waste | |
| PO 2.1<br>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:<br>(a) avoid attracting and harbouring vermin<br>(b) avoid polluting water resources<br>(c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1<br>None are applicable. |
| Soil and Water Protection | |
| PO 3.1<br>To avoid environmental harm and adverse effects on water resources, intensive animal | DTS/DPF 3.1<br>Intensive animal husbandry operations are set back: |

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| husbandry operations are appropriately set back from:<br>(a) public water supply reservoirs<br>(b) major watercourses (third order or higher stream)<br>(c) any other watercourse, bore or well used for domestic or stock water supplies. | (a) 800m or more from a public water supply reservoir<br>(b) 200m or more from a major watercourse (third order or higher stream)<br>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| PO 3.2<br>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:<br>(a) have sufficient capacity to hold effluent and runoff from the operations on site<br>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | DTS/DPF 3.2<br>None are applicable. |

## Interface between Land Uses

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General Land Use Compatibility | |
| PO 1.1<br>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts. | DTS/DPF 1.2<br>None are applicable. |
| Hours of Operation | |
| PO 2.1<br>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:<br>(a) the nature of the development<br>(b) measures to mitigate off-site impacts<br>(c) the extent to which the development is desired in the zone<br>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | DTS/DPF 2.1<br>Development operating within the following hours: |

| Class of Development | Hours of operation |
|---|---|
| Consulting room | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday |
| Office | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday |
| Shop, other than any one or combination of the following:<br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday<br>8am to 5pm, Saturday and Sunday |

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| Overshadowing | |
| PO 3.1<br>Overshadowing of habitable room windows of adjacent residential land uses in:<br>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight. | DTS/DPF 3.1<br>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June. |
| PO 3.2 | DTS/DPF 3.2 |

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| Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:<br><br>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight. | Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:<br><br>a. for ground level private open space, the smaller of the following:<br>i. half the existing ground level open space<br>or<br>ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)<br>b. for ground level communal open space, at least half of the existing ground level open space. |
| PO 3.3<br><br>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:<br><br>(a) the form of development contemplated in the zone<br>(b) the orientation of the solar energy facilities<br>(c) the extent to which the solar energy facilities are already overshadowed. | DTS/DPF 3.3<br><br>None are applicable. |
| PO 3.4<br><br>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker. | DTS/DPF 3.4<br><br>None are applicable. |
| Activities Generating Noise or Vibration | |
| PO 4.1<br><br>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1<br><br>Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria. |
| PO 4.2<br><br>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:<br><br>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers<br>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers<br>(c) housing plant and equipment within an enclosed structure or acoustic enclosure<br>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.3<br><br>The pump and/or filtration system ancillary to a dwelling erected on the same site is:<br><br>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment<br>or<br>(b) located at least 12m from the nearest habitable room located on an adjoining allotment. |
| PO 4.4<br><br>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4<br><br>Adjacent land is used for residential purposes. |
| PO 4.5<br><br>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5<br><br>None are applicable. |
| PO 4.6<br><br>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6<br><br>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:<br><br>**Assessment location** / **Music noise level**<br>Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB) |
| Air Quality | |
| PO 5.1 | DTS/DPF 5.1 |

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| Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | None are applicable. |
| PO 5.2<br>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:<br>(a) incorporating appropriate treatment technology before exhaust emissions are released<br>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2<br>None are applicable. |
| Light Spill | |
| PO 6.1<br>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2<br>None are applicable. |
| Solar Reflectivity / Glare | |
| PO 7.1<br>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1<br>None are applicable. |
| Electrical Interference | |
| PO 8.1<br>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1<br>The building or structure:<br>(a) is no greater than 10m in height, measured from existing ground level<br>or<br>(b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | |
| PO 9.1<br>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2<br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2<br>None are applicable. |
| PO 9.3<br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3<br>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4<br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4<br>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5<br>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5<br>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:<br>(a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility<br>(b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day<br>(c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres |

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| | (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes<br>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6<br>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6<br>None are applicable. |
| PO 9.7<br>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7<br>None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | |
| PO 10.1<br>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1<br>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*. |

## Land Division

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Land division:<br>(a) creates allotments with the appropriate dimensions and shape for their intended use<br>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure<br>(c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features<br>(d) facilitates solar access through allotment orientation<br>(e) creates a compact urban form that supports active travel, walkability and the use of public transport<br>(f) avoids areas of high natural hazard risk. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All land division | |
| Allotment configuration | |
| PO 1.1<br>Land division creates allotments suitable for their intended use. | DTS/DPF 1.1<br>Division of land satisfies (a) or (b):<br>(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes<br>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2<br>Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality. | DTS/DPF 1.2<br>None are applicable. |
| Design and Layout | |
| PO 2.1<br>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3<br>None are applicable. |

| | |
|---|---|
| PO 2.4<br>Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8<br>None are applicable. |
| Roads and Access | |
| PO 3.1<br>Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Road reserves accommodate stormwater drainage and public utilities. | DTS/DPF 3.6<br>None are applicable. |
| PO 3.7<br>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | DTS/DPF 3.7<br>None are applicable. |
| PO 3.8<br>Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | DTS/DPF 3.8<br>None are applicable. |
| PO 3.9<br>Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | DTS/DPF 3.9<br>None are applicable. |
| PO 3.10<br>Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | DTS/DPF 3.10<br>None are applicable. |
| Infrastructure | |
| PO 4.1<br>Land division incorporates public utility services within road reserves or dedicated easements. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | DTS/DPF 4.2<br>Each allotment can be connected to:<br>(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment<br>or<br>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. |

| | |
|---|---|
| PO 4.3<br>Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 4.3<br>Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system. |
| PO 4.4<br>Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 4.4<br>None are applicable. |
| PO 4.5<br>Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | DTS/DPF 4.5<br>None are applicable. |
| PO 4.6<br>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | DTS/DPF 4.6<br>None are applicable. |
| Minor Land Division (Under 20 Allotments) | |
| Open Space | |
| PO 5.1<br>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1<br>None are applicable. |
| Solar Orientation | |
| PO 6.1<br>Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1<br>None are applicable. |
| Water Sensitive Design | |
| PO 7.1<br>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2<br>None are applicable. |
| Battle-Axe Development | |
| PO 8.1<br>Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1<br>Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2<br>Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2<br>The handle of a battle-axe development:<br>(a) has a minimum width of 4m<br>or<br>(b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3<br>Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3<br>Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | |
| Open Space | |
| PO 9.1<br>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2<br>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2<br>None are applicable. |

| | |
|---|---|
| PO 9.3<br>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3<br>None are applicable. |
| Water Sensitive Design | |
| PO 10.1<br>Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1<br>None are applicable. |
| PO 10.2<br>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2<br>None are applicable. |
| Solar Orientation | |
| PO 11.1<br>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1<br>None are applicable. |

## Marinas and On-Water Structures

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Navigation and Safety | |
| PO 1.1<br>Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Navigation and access channels are not impaired by marinas and on-water structures. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4<br>Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5<br>Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station. | DTS/DPF 1.5<br>On-water structures are set back:<br>(a) 3km or more from upstream water supply pumping station take-off points<br>(b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6<br>Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6<br>None are applicable. |
| Environmental Protection | |
| PO 2.1<br>Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1<br>None are applicable. |

# Open Space and Recreation

## Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Recreation facilities are compatible with surrounding land uses and activities. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Open space areas include natural or landscaped areas using locally indigenous plant species and large trees. | DTS/DPF 1.2<br>None are applicable. |
| Design and Siting | |
| PO 2.1<br>Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | DTS/DPF 2.3<br>None are applicable. |
| Pedestrians and Cyclists | |
| PO 3.1<br>Open space incorporates:<br>(a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;<br>(b) safe crossing points where pedestrian routes intersect the road network;<br>(c) easily identified access points. | DTS/DPF 3.1<br>None are applicable. |
| Usability | |
| PO 4.1<br>Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | DTS/DPF 4.1<br>None are applicable. |
| Safety and Security | |
| PO 5.1<br>Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4<br>None are applicable. |
| PO 5.5<br>Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5<br>None are applicable. |

| | |
|---|---|
| PO 5.6<br>Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | DTS/DPF 5.6<br>None are applicable. |
| Signage | |
| PO 6.1<br>Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like. | DTS/DPF 6.1<br>None are applicable. |
| Buildings and Structures | |
| PO 7.1<br>Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Development in open space is constructed to minimise the extent of impervious surfaces. | DTS/DPF 7.3<br>None are applicable. |
| PO 7.4<br>Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | DTS/DPF 7.4<br>None are applicable. |
| Landscaping | |
| PO 8.1<br>Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Landscaping in open space and recreation facilities provides shade and windbreaks:<br>(a) along cyclist and pedestrian routes;<br>(b) around picnic and barbecue areas;<br>(c) in car parking areas. | DTS/DPF 8.2<br>None are applicable. |
| PO 8.3<br>Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4<br>None are applicable. |

## Out of Activity Centre Development

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO1 | The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced. |

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:<br>(a) as primary locations for shopping, administrative, cultural, entertainment and community services<br>(b) as a focus for regular social and business gatherings<br>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. | DTS/DPF 1.1<br>None are applicable. |

| | |
|---|---|
| PO 1.2<br>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:<br>(a) that support the needs of local residents and workers, particularly in underserviced locations<br>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. | DTS/DPF 1.2<br>None are applicable. |

## Resource Extraction

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Resource extraction activities are developed in a manner that minimises human and environmental impacts. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Resource extraction activities avoid damage to cultural sites or artefacts. | DTS/DPF 1.2<br>None are applicable. |
| Water Quality | |
| PO 2.1<br>Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site. | DTS/DPF 2.1<br>None are applicable. |
| Separation Treatments, Buffers and Landscaping | |
| PO 3.1<br>Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2<br>None are applicable. |

## Site Contamination

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1<br>Development satisfies (a), (b), (c) or (d): |

| | |
|---|---|
| | (a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)<br>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:<br>(i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that-<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

## Tourism Development

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br>Tourism development complements and contributes to local, natural, cultural or historical context where:<br>(a) it supports immersive natural experiences<br>(b) it showcases South Australia's landscapes and produce<br>(c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2<br>None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1<br>Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3<br>12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4<br>Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full | DTS/DPF 2.5<br>None are applicable. |

| | |
|---|---|
| occupancy of the development. | |
| PO 2.6<br>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6<br>None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1<br>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Tourist accommodation is designed to prevent conversion to private dwellings through:<br>(a) comprising a minimum of 10 accommodation units<br>(b) clustering separated individual accommodation units<br>(c) being of a size unsuitable for a private dwelling<br>(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4<br>None are applicable. |

## Transport, Access and Parking

### Assessment Provisions (AP)

Desired Outcome (DO)

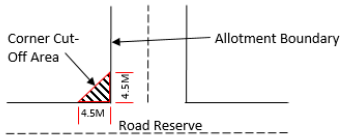
| Desired Outcome | |
|---|---|
| DO 1 | A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Movement Systems | |
| PO 1.1<br>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | DTS/DPF 1.4<br>All vehicle manoeuvring occurs onsite. |
| Sightlines | |
| PO 2.1<br>Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | DTS/DPF 2.1<br>None are applicable. |

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|---|---|
| PO 2.2<br>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2<br>None are applicable. |
| Vehicle Access | |
| PO 3.1<br>Safe and convenient access minimises impact or interruption on the operation of public roads. | DTS/DPF 3.1<br>The access is:<br>(a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land<br>or<br>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| PO 3.2<br>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | DTS/DPF 3.4<br>None are applicable. |
| PO 3.5<br>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets. | DTS/DPF 3.5<br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land<br>(b) where newly proposed, is set back:<br>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner<br>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 3.6<br>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | DTS/DPF 3.6<br>Driveways and access points:<br>(a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided<br>(b) for sites with a frontage to a public road greater than 20m:<br>(i) a single access point no greater than 6m in width is provided<br>or<br>(ii) not more than two access points with a width of 3.5m each are provided. |
| PO 3.7<br>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. | DTS/DPF 3.7<br>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:<br>(a) 80 km/h road - 110m<br>(b) 70 km/h road - 90m<br>(c) 60 km/h road - 70m<br>(d) 50km/h or less road - 50m. |
| PO 3.8<br>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated. | DTS/DPF 3.8<br>None are applicable. |
| PO 3.9<br>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | DTS/DPF 3.9<br>None are applicable. |
| Access for People with Disabilities | |
| PO 4.1<br>Development is sited and designed to provide safe, dignified and convenient access for people with a disability. | DTS/DPF 4.1<br>None are applicable. |
| Vehicle Parking Rates | |

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| PO 5.1<br>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:<br>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area<br>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply<br>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Vehicle Parking Areas | |
| PO 6.1<br>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | DTS/DPF 6.1<br>Movement between vehicle parking areas within the site can occur without the need to use a public road. |
| PO 6.2<br>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | DTS/DPF 6.2<br>None are applicable. |
| PO 6.3<br>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | DTS/DPF 6.3<br>None are applicable. |
| PO 6.4<br>Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | DTS/DPF 6.4<br>None are applicable. |
| PO 6.5<br>Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5<br>None are applicable. |
| PO 6.6<br>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6<br>Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7<br>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7<br>None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | |
| PO 7.1<br>Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1<br>None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | |
| PO 8.1<br>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2<br>None are applicable. |
| Bicycle Parking in Designated Areas | |
| PO 9.1<br>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1<br>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2<br>Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2<br>None are applicable. |
| PO 9.3<br>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the | DTS/DPF 9.3<br>None are applicable. |

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| facilities to encourage cycling as a mode of journey-to-work transport. | |
| Corner Cut-Offs | |
| PO 10.1<br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:<br> |
| Heavy Vehicle Parking | |
| PO 11.1<br>Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads. | DTS/DPF 11.1<br>Heavy vehicle parking occurs in accordance with the following:<br>(a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone)<br>(b) the site is a minimum of 0.4 ha<br>(c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time<br>(d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time<br>(e) the vehicle parking area achieves the following setbacks:<br>(i) behind the building line or 30m, whichever is greater<br>(ii) 20m from the secondary street if it is a State Maintained Road<br>(iii) 10m from the secondary street if it is a local road<br>(iv) 10m from side and rear boundaries<br>(f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance<br>(g) does not include refrigerated trailers or vehicles<br>(h) vehicles only enter and exit the property in accordance with the following hours:<br>(i) Monday to Saturday 6:00am and 9:30pm<br>(ii) Sunday and public holidays between 9:30 am and 7:00 pm<br>(i) the handling or trans-shipment of freight is not carried out on the property. |
| PO 11.2<br>Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic. | DTS/DPF 11.2<br>Heavy vehicles:<br>(a) can enter and exit the site in a forward direction; and<br>(b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). |
| PO 11.3<br>Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads. | DTS/DPF 11.3<br>None are applicable. |

### Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards)<br><br>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. |
|---|---|
| Residential Development | |
| Co-located Housing | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.<br><br>Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor |

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| | parking to be located in a shared car parking area / arrangement. |
| Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Group Dwelling | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.<br><br>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. |
| Residential Flat Building | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.<br><br>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. |
| Row Dwelling where vehicle access is from the primary street | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.<br><br>0.2 spaces per dwelling for visitor parking. |
| Supported accommodation | 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.<br><br>0.2 spaces per dwelling for visitor parking. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.<br><br>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.<br><br>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m2 of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m2 of gross leasable floor area<br><br>In all other cases, 4 spaces per 100m2 of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m2 gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m2 of gross leasable floor area<br><br>1 space per 100m2 of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |

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| | 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m2 of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.<br><br>Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.<br><br>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point. |
| Community and Civic Uses | |
| Community facility | For a library, 4 spaces per 100m2 of total floor area.<br><br>For a hall/meeting hall, 0.2 spaces per seat.<br><br>In all other cases, 10 spaces per 100m2 of total floor area. |
| Educational facility | For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.<br><br>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.<br><br>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time. |
| Place of worship | 1 space for every 3 visitor seats. |
| Child care facility | For a child care centre, 0.25 spaces per child<br><br>In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays). |
| Health Related Uses | |
| Consulting room | 4 spaces per consulting room excluding ancillary facilities. |
| Hospital | 4.5 spaces per bed for a public hospital.<br><br>1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | 6.5 spaces per 100m2 of total floor area for a Fitness Centre<br><br>4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities. |
| Industry/Employment Uses | |
| Fuel depot | 1.5 spaces per 100m2 total floor area<br><br>1 spaces per 100m2 of outdoor area used for fuel depot activity purposes. |
| Industry | 1.5 spaces per 100m2 of total floor area. |
| Store | 0.5 spaces per 100m2 of total floor area. |
| Timber yard | 1.5 spaces per 100m2 of total floor area<br><br>1 space per 100m2 of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m2 total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m2 of total building floor area. |

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

| Class of Development | Car Parking Rate<br><br>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. | | Designated Areas |
|---|---|---|---|
| | Minimum number of spaces | Maximum number of spaces | |
| Development generally | | | |
| All classes of development | No minimum. | No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:<br><br>1 space for each dwelling with a total floor area less than 75 square metres<br><br>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres<br><br>3 spaces for each dwelling with a total floor area greater than 150 square metres.<br><br>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Capital City Zone<br><br>City Main Street Zone<br><br>City Riverbank Zone<br><br>Adelaide Park Lands Zone<br><br>Business Neighbourhood Zone (within the City of Adelaide)<br><br>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone |
| Non-residential development | | | |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 5 spaces per 100m2 of gross leasable floor area. | City Living Zone<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street ) Zone<br><br>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh) |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham<br><br>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area<br><br>Suburban Activity Centre Zone when the site is also in a high frequency public transit area<br><br>Suburban Business Zone when the site is also in a high frequency public transit area<br><br>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area<br><br>Suburban Main Street Zone when the site is also in a high frequency public transit area<br><br>Urban Activity Centre Zone |
| Non-residential development excluding tourist accommodation | 3 spaces per 100 square metres of gross leasable floor area<br><br>1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |

| | | | |
|---|---|---|---|
| Tourist accommodation | 1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms | 1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms | City Living Zone<br><br>Urban Activity Centre Zone when the site is also in a high frequency public transit area<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street) Zone<br><br>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh) |
| Residential development | | | |
| Residential component of a multi-storey building | Dwelling with no separate bedroom -0.25 spaces per dwelling<br><br>1 bedroom dwelling - 0.75 spaces per dwelling<br><br>2 bedroom dwelling - 1 space per dwelling<br><br>3 or more bedroom dwelling - 1.25 spaces per dwelling<br><br>0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone<br><br>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham<br><br>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area<br><br>Urban Activity Centre Zone when the site is also in a high frequency public transit area<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street) Zone<br><br>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |
| Residential flat building | Dwelling with no separate bedroom -0.25 spaces per dwelling<br><br>1 bedroom dwelling - 0.75 spaces per dwelling<br><br>2 bedroom dwelling - 1 space per dwelling<br><br>3 or more bedroom dwelling - 1.25 spaces per dwelling<br><br>0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone<br><br>Urban Activity Centre Zone when the site is also in a high frequency public transit area<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street) Zone<br><br>Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh) |
| Notes | | | |
| 1 | In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis | | |

### Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

| Class of Development | Bicycle Parking Rate |
|---|---|

| | Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. |
|---|---|
| Consulting room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. |
| Educational facility | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.<br><br>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors. |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. |
| Office | 1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors. |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. |
| Shop | 1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers. |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. |
| Schedule to Table 3 | **Designated Area** / **Relevant part of the State**<br>**The bicycle parking rate applies to a designated area located in a relevant part of the State described below.**<br><br>All zones — City of Adelaide<br><br>Business Neighbourhood Zone<br>Strategic Innovation Zone<br>Suburban Activity Centre Zone<br>Suburban Business Zone<br>Suburban Main Street Zone<br>Urban Activity Centre Zone<br>Urban Corridor (Boulevard) Zone<br>Urban Corridor (Business) Zone<br>Urban Corridor (Living) Zone<br>Urban Corridor (Main Street ) Zone<br>Urban Neighbourhood Zone — Metropolitan Adelaide |

## Waste Treatment and Management Facilities

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |

| | |
|---|---|
| PO 1.1<br>Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions. | DTS/DPF 1.1<br>None are applicable. |
| Soil and Water Protection | |
| PO 2.1<br>Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:<br>(a) containing potential groundwater and surface water contaminants within waste operations areas<br>(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas<br>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | DTS/DPF 2.2<br>Wastewater lagoons are set back 50m or more from watercourse banks. |
| PO 2.3<br>Wastewater lagoons are designed and sited to:<br>(a) avoid intersecting underground waters;<br>(b) avoid inundation by flood waters;<br>(c) ensure lagoon contents do not overflow;<br>(d) include a liner designed to prevent leakage. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.4<br>Waste operations areas are set back 100m or more from watercourse banks. |
| Amenity | |
| PO 3.1<br>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Litter control measures minimise the incidence of windblown litter. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation. | DTS/DPF 3.4<br>None are applicable. |
| Access | |
| PO 4.1<br>Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction. | DTS/DPF 4.1<br>None are applicable. |
| PO 4.2<br>Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | DTS/DPF 4.2<br>None are applicable. |
| Fencing and Security | |
| PO 5.1<br>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public. | DTS/DPF 5.1<br>Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site. |
| Landfill | |
| PO 6.1<br>Landfill gas emissions are managed in an environmentally acceptable manner. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2<br>Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 | DTS/DPF 6.3 |

| | |
|---|---|
| Landfill facilities are located on land that is not subject to land slip. | None are applicable. |
| PO 6.4<br>Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4<br>Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | |
| PO 7.1<br>Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1<br>Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2<br>Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3<br>Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4<br>Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4<br>None are applicable. |
| PO 7.5<br>Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5<br>Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | |
| PO 8.1<br>Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1<br>None are applicable. |
| PO 8.2<br>Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2<br>None are applicable. |

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|---|---|
| DO 1 | Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts. |

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br>Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers. | DTS/DPF 1.4<br>None are applicable. |

# Part 5 - Specified matters and areas identified under the Act and Regulations

The *Planning, Development and Infrastructure Act 2016* and the *Planning, Development and Infrastructure (General) Regulations 2017* allow the Planning and Design Code to specify matters and identify areas for certain purposes. Column A identifies the purpose of a specified matter or identified area and Column B identifies the relevant matter or zone, subzone or overlay in the Planning and Design Code or other area identified for that purpose, including limits to the extent of an identified area.

Where the extent of an identified area is limited in Column B by a figure, the figure is provided in Schedule 1 of this Part.

## Table 1 - Specified matters and areas identified under the Planning, Development and Infrastructure (General) Regulations 2017

| Introduction<br>(Column A) | Specified matters / identified areas<br>(Column B) |
|---|---|
| Interpretation | |
| Areas identified as 'designated airport building heights area' for the purposes of clause 3(1) of the Regulations - Interpretation | Airport Building Heights (Aircraft Landing Areas) Overlay<br>Airport Building Heights (Regulated) Overlay<br>Defence Aviation Area Overlay |
| Areas identified as 'designated environmental zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations - Interpretation | None specified |
| Areas identified as 'designated flood zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations - Interpretation | Coastal Areas Overlay<br>Hazards (Flooding) Overlay<br>River Murray Flood Plain Protection Area Overlay |
| Areas identified as 'designated regulated tree overlay' for the purposes of clause 3(1) of the Regulations - Interpretation | Regulated and Significant Tree Overlay |
| Building Rules: bushfire prone areas | |
| Areas identified as 'designated bushfire prone areas' for the purposes of clause 98(b) of the Regulations - Building Rules: bushfire prone areas | Refer to *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements* |
| Areas identified as a 'bushfire prone area' for the purposes of clause 14 of Schedule 8 of the Regulations - Additional requirements for bushfire prone areas | Hazards (Bushfire - General Risk) Overlay<br>Hazards (Bushfire - High Risk) Overlay<br>Hazards (Bushfire - Medium Risk) Overlay<br>Hazards (Bushfire - Outback) Overlay<br>Hazards (Bushfire - Regional) Overlay<br>Hazards (Bushfire - Urban Interface) Overlay |
| Additions to definition of development | |
| Areas identified for the purposes of clause 1 of Schedule 3 under the Regulations - Excavating or filling in identified zones or areas | Hills Face Zone<br>Hills Neighbourhood Zone<br>Significant Landscape Protection Overlay<br>Hazard (Acid Sulfate Soils) Overlay |
| Areas identified for the purposes of clause 3 of Schedule 3 under the Regulations - Excavation or filling in identified zones or areas subject to inundation or flooding | In addition to a 'designated flood zone, subzone or overlay', the following:<br>None specified |
| Exclusions from definition of development - general | |
| Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(i) of Schedule 4 under the Regulations - Council works | Conservation Zone<br>Significant Landscape Protection Overlay |
| Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(ii)(A) of Schedule 4 under the Regulations - Council works | Coastal Areas Overlay |
| Areas identified for the purposes of clause 4 (1)(a) of Schedule 4 under the Regulations - Outbuilding | In addition to a 'designated flood zone, subzone or overlay', the following:<br>Hills Face Zone<br>Significant Landscape Protection Overlay |

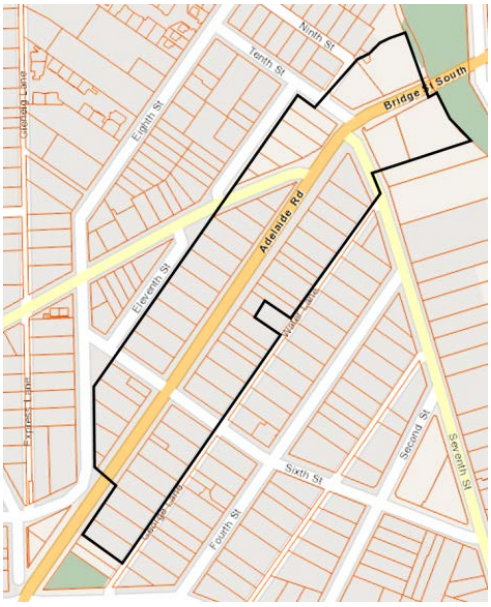
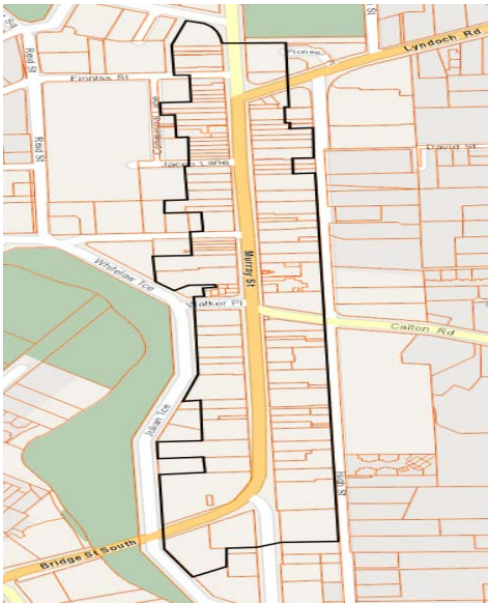
| | |
|---|---|
| Areas identified for the purposes of clause 4(1)(c) of Schedule 4 under the Regulations - Swimming pool | In addition to a 'designated flood zone, subzone or overlay', the following:<br><br>Hills Face Zone |
| Areas identified for the purposes of clause 4 (1)(d)(i)(B) of Schedule 4 under the Regulations - Fence not exceeding 2.1m in height | In addition to a 'designated flood zone, subzone or overlay', the following:<br><br>Hills Face Zone<br>Significant Landscape Protection Overlay |
| Areas identified for the purposes of clause 4(1)(i) of Schedule 4 under the Regulations - Deck | In addition to a 'designated bushfire prone area', the following:<br><br>Coastal Areas Overlay<br>Hills Face Zone<br>Significant Landscape Protection Overlay |
| Areas identified for the purposes of clause 10 of Schedule 4 under the Regulations - Demolition of the whole of a building | Historic Area Overlay |
| Areas identified for the purposes of clause 11 of Schedule 4 under the Regulations - Dams | In addition to a 'designated flood zone, subzone or overlay', the following:<br><br>Hills Face Zone<br>Significant Landscape Protection Overlay |
| Areas identified for the purposes of clause 13(1) of Schedule 4 under the Regulations - Aerials, towers | Hills Face Zone<br>Significant Landscape Protection Overlay |
| Areas identified for the purposes of clause 13(2) of Schedule 4 under the Regulations - Aerials, towers in the Hills Face Zone | Hills Face Zone |
| Relevant authority - Commission | |
| Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations - Buildings exceeding 4 storeys | Those parts of the Design Overlay within the following areas:<br><br>City of Burnside<br><br>The Corporation of the City of Norwood Payneham and St Peters<br><br>City of Prospect<br><br>The Corporation of the City of Unley<br><br>City of West Torrens<br><br>City of Holdfast Bay |
| Areas identified for the purposes of clause 5(1) of Schedule 6 of the Regulations - Developments over $3m in the City of Port Adelaide | Design Overlay |
| Areas identified for the purposes of clause 8(1) of Schedule 6 of the Regulations - Developments over $3m in the City of Charles Sturt | That part of the Urban Neighbourhood Zone identified as 'Bowden Urban Village' in the *Concept Plan Technical and Numeric Variation layer* |
| Areas identified for the purposes of clause 11 of Schedule 6 of the Regulations - Developments in the show grounds | That part of the Recreation Zone in the City of Unley shown in Figure Un/1 of Schedule 1. |
| State agency development exempt from approval | |
| Areas identified for the purposes of clause 3 of Schedule 13 of the Regulations - Certain development in part of City of Mitcham | The area identified in Figure Mit/1 of Schedule 1 |

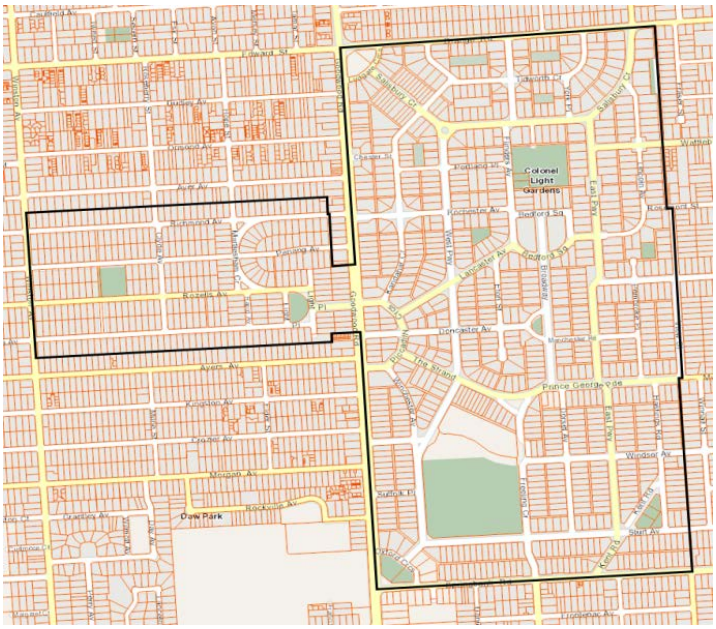
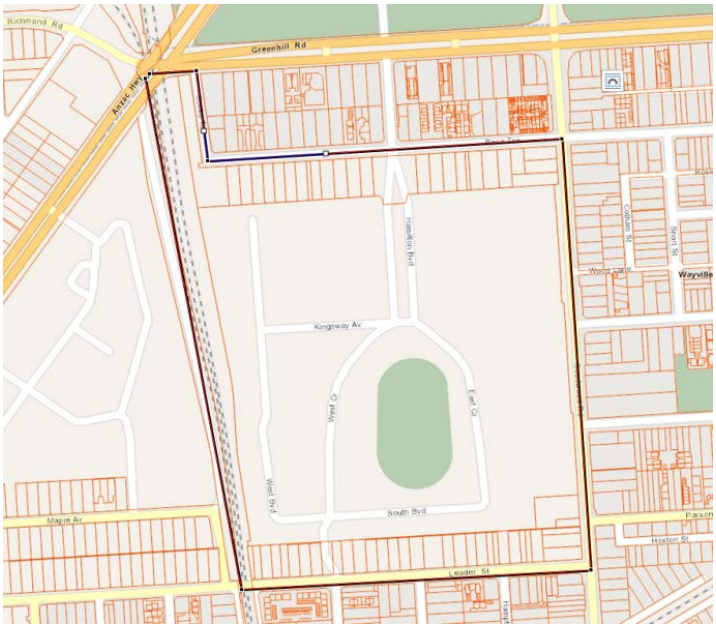
## Table 2 – Specified matters and areas identified under the Planning, Development and Infrastructure Act 2016

| Introduction<br>(Column A) | Specified matters / identified areas<br>(Column B) |
|---|---|
| For the purposes of paragraph (g) of the definition of development under section 3(1) of the Act - External painting of a building | Any building located within the area identified in Figure Ga/1 or Figure Ga/2 of Schedule 1. |
| Land identified as an infrastructure reserve for the purposes of section 129 (1)(a) | Land within the Infrastructure (Airfield) Zone located on the Andamooka Road (11km east of the eastern most boundary of Roxby Downs [Municipality]) and / or the site of Olympic Dam mining settlement (as per the approved Olympic Dam mining lease), within 150m north, and 50m south, of the existing road alignment of Andamooka Road, between the eastern boundary of the Roxby Downs (Municipality) and the eastern zone boundary of the Infrastructure (Airfield) Zone is land identified as having a land use that is suitable for infrastructure. |

| | |
|---|---|
| For the purposes of paragraph (f) of the definition of 'development' under section 3(1) of the Act - Works in relation to a local heritage place | The demolition, removal, conversion, alteration or external painting of, or addition to, the place, or any other work (not including internal painting but including, in the case of a tree, any tree-damaging activity) that could materially affect the heritage value of the place |
| Pursuant to section 102(4) of the *Planning, Development and Infrastructure Act 2016*, a matter specified by the Planning and Design Code to be reserved on the application of the applicant | Any of the matters in DTS/DPF 1.1 of the Urban Tree Canopy Overlay |
| 1. Development within the ambit of subclause (2) is specified as a class of development for the purposes of section 121(1) of the Act. | 2. Development that is—<br>(a) within the area of a council that has determined to make design review available in its area by participating in the scheme determined by the Minister for the purposes of section 121 of the Act; and<br>(b) a form of development that is, or has the potential to be, either performance assessed development or restricted development that is within a class of development that has been—<br>(i) selected by the council as a class of development for the purposes of this clause; and<br>(ii) specified by the Chief Executive by a notice published on the SA planning portal for the purposes of this clause.<br>3. A council may from time to time vary the classes of development applying in its area under this clause by a further notice published by the Chief Executive on the SA planning portal at the request of the council. |

## Schedule 1 - Figures for Specified Areas

| Location | Figures |
|---|---|
| Corporation of the Town of Gawler | Figure Ga/1<br> |
| | Figure Ga/2<br> |
| City of Mitcham - Colonel Light | Figure Mit/1 |

| | |
|---|---|
| Gardens |  |
| City of Unley | Figure Un/1<br> |

# Part 6 - Index of Technical and Numeric Variations

## Part 6.1 Minimum Allotment Sizes

| Minimum Site Area |
|---|
| Minimum site area for a group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 125 sqm; semi-detached dwelling is 125 sqm; row dwelling is 125 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm |
| Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm |
| Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 1,500 sqm |
| Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm |
| Minimum site area for a detached dwelling is 160 sqm; semi-detached dwelling is 160 sqm; row dwelling is 160 sqm; group dwelling is 160 sqm; residential flat building is 160 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 180 sqm; row dwelling is 120 sqm; group dwelling is 150 sqm; residential flat building is 80 sqm |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 230 sqm; semi-detached dwelling is 230 sqm; row dwelling is 230 sqm; group dwelling is 230 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 150 sqm; group dwelling is 175 sqm; residential flat building is 175 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 190 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 220 sqm; group dwelling is 220 sqm; residential flat building is 220 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm |
| Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 180 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 270 sqm |
| Minimum site area for a detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 200 sqm; row dwelling is 180 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 275 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 120 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm; row dwelling is 325 sqm |
| Minimum site area for a detached dwelling is 330 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 340 sqm; semi-detached dwelling is 340 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 250 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 180 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 375 sqm; semi-detached dwelling is 375 sqm; row dwelling is 375 sqm; group dwelling is 375 sqm; residential flat building is 375 sqm |
| Minimum site area for a detached dwelling is 390 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 250 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 375 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 425 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 440 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 270 sqm; row dwelling is 300 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 325 sqm; row dwelling is 300 sqm; group dwelling is 450 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 200 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 400 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 450 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 350 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 240 sqm; group dwelling is 450 sqm; residential flat building is 230 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 500 sqm; group dwelling is 350 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm; residential flat building is 370 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm; row dwelling is 300 sqm; group dwelling is 500 sqm; residential flat building is 300 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 425 sqm; row dwelling is 425 sqm; group dwelling is 425 sqm; residential flat building is 425 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm |
| Minimum site area for a detached dwelling is 560 sqm |
| Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 560 sqm; residential flat building is 560 sqm |
| Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |

| Minimum Site Area |
| --- |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is 340 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 1,500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 420 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 600 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 620 sqm |
| Minimum site area for a detached dwelling is 625 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 625 sqm; semi-detached dwelling is 600 sqm; row dwelling is 600 sqm; group dwelling is 600 sqm; residential flat building is 600 sqm |
| Minimum site area for a detached dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 400 sqm; group dwelling is 700 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm |
| Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 700 sqm; row dwelling is 700 sqm; group dwelling is 700 sqm; residential flat building is 700 sqm |
| Minimum site area for a detached dwelling is 750 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 550 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm |
| Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm |
| Minimum site area for a detached dwelling is 800 sqm |
| Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm |
| Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm |
| Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm |
| Minimum site area for a detached dwelling is 900 sqm |
| Minimum site area is 1,000 sqm |
| Minimum site area is 1 ha |
| Minimum site area is 10 ha |
| Minimum site area is 100 ha |
| Minimum site area is 1,200 sqm |
| Minimum site area is 1.2 ha |
| Minimum site area is 12 ha |
| Minimum site area is 1,300 sqm |
| Minimum site area is 1,500 sqm |
| Minimum site area is 1.5 ha |
| Minimum site area is 15 ha |
| Minimum site area is 16 ha |
| Minimum site area is 1.7 ha |
| Minimum site area is 1,800 sqm |
| Minimum site area is 200 sqm |
| Minimum site area is 2,000 sqm |
| Minimum site area is 2 ha |
| Minimum site area is 20 ha |
| Minimum site area is 200 ha |
| Minimum site area is 250 sqm |
| Minimum site area is 2,500 sqm |
| Minimum site area is 2.5 ha |
| Minimum site area is 25 ha |
| Minimum site area is 2,800 sqm |
| Minimum site area is 300 sqm |
| Minimum site area is 3,000 sqm |
| Minimum site area is 3 ha |
| Minimum site area is 30 ha |

| Minimum Site Area |
|---|
| Minimum site area is 32 ha |
| Minimum site area is 33 ha |
| Minimum site area is 350 sqm |
| Minimum site area is 400 sqm |
| Minimum site area is 4,000 sqm |
| Minimum site area is 4 ha |
| Minimum site area is 40 ha |
| Minimum site area is 420 sqm |
| Minimum site area is 450 sqm |
| Minimum site area is 500 sqm |
| Minimum site area is 5,000 sqm |
| Minimum site area is 5 ha |
| Minimum site area is 560 sqm |
| Minimum site area is 600 sqm |
| Minimum site area is 6 ha |
| Minimum site area is 60 ha |
| Minimum site area is 650 sqm |
| Minimum site area is 700 sqm |
| Minimum site area is 7,000 sqm |
| Minimum site area is 7 ha |
| Minimum site area is 750 sqm |
| Minimum site area is 7,500 sqm |
| Minimum site area is 800 sqm |
| Minimum site area is 8,000 sqm |
| Minimum site area is 8 ha |
| Minimum site area is 81 sqm |
| Minimum site area is 850 sqm |
| Minimum site area is 900 sqm |
| Minimum site area is 9,000 sqm |
| Minimum site area is 900 ha |
| Minimum site area is 950 sqm |
| Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 270 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 150 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm |
| Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm; row dwelling is 230 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm |
| Minimum site area for a detached dwelling is 350 sqm |
| Minimum site area for a detached dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm |
| Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm |
| Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; group dwelling is 400 sqm |
| Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm |
| Minimum site area is 150 sqm |
| Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm |

## Part 6.2 Minimum Allotment Frontage Sizes

| Minimum Frontage |
|---|
| Minimum frontage for a group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m |

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 10m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 6m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 7m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 13m |
| Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 7m |
| Minimum frontage for a detached dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m |
| Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 20m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 15m; group dwelling is 20m; residential flat building is 15m |

| Minimum Frontage |
| --- |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 12m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m |
| Minimum frontage for a detached dwelling is 16m |
| Minimum frontage for a detached dwelling is 16m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 17m |
| Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m |
| Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 18m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 18m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 9m; group dwelling is 24m |
| Minimum frontage for a detached dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; group dwelling is 20m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m |
| Minimum frontage for a detached dwelling is 21m |
| Minimum frontage for a detached dwelling is 23m |
| Minimum frontage for a detached dwelling is 25m |
| Minimum frontage for a detached dwelling is 25m; group dwelling is 25m |
| Minimum frontage for a detached dwelling is 30m |
| Minimum frontage for a detached dwelling is 4m; semi-detached dwelling is 4m; row dwelling is 4m; group dwelling is 4m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m |
| Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m |
| Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 7.5m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 22m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 7m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 6m; row dwelling is 6m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 5m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 16m; residential flat building is 16m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 13m; residential flat building is 13m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 16m; residential flat building is 16m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 7m; group dwelling is 12m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7m; group dwelling is 22m; residential flat building is 22m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 6m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m |

| Minimum Frontage |
|---|
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 15m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 9m |
| Minimum frontage is 10m |
| Minimum frontage is 11m |
| Minimum frontage is 12m |
| Minimum frontage is 13m |
| Minimum frontage is 14m |
| Minimum frontage is 15m |
| Minimum frontage is 16m |
| Minimum frontage is 17m |
| Minimum frontage is 18m |
| Minimum frontage is 20m |
| Minimum frontage is 21m |
| Minimum frontage is 22m |
| Minimum frontage is 25m |
| Minimum frontage is 30m |
| Minimum frontage is 40m |
| Minimum frontage is 7m |
| Minimum frontage is 8m |
| Minimum frontage is 9m |
| Minimum frontage for a detached dwelling is 10m |
| Minimum frontage for a detached dwelling is 12.5m |
| Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m |
| Minimum frontage for a detached dwelling is 9m |
| Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m |
| Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 12m |
| Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; group dwelling is 12m |
| Minimum frontage is 11.5m |
| Minimum frontage is 4.5m |

## Part 6.3 Building Heights (Metres)

### Maximum Building Height (Metres)

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 4m |
| Maximum building height is 4.5m |
| Maximum building height is 5m |
| Maximum building height is 5.6m |
| Maximum building height is 5.7m |
| Maximum building height is 6m |
| Maximum building height is 6.5m |
| Maximum building height is 7m |
| Maximum building height is 8m |
| Maximum building height is 8.2m |
| Maximum building height is 8.5m |
| Maximum building height is 9m |
| Maximum building height is 10m |
| Maximum building height is 11.5m |
| Maximum building height is 12m |
| Maximum building height is 12.5m |
| Maximum building height is 13.5m |
| Maximum building height is 14m |
| Maximum building height is 15m |

| Maximum Building Height (Metres) |
|---|
| Maximum building height is 16.5m |
| Maximum building height is 18m |
| Maximum building height is 18.5m |
| Maximum building height is 22m |
| Maximum building height is 24.5m |
| Maximum building height is 25.5m |
| Maximum building height is 28m |
| Maximum building height is 29m |
| Maximum building height is 32.5m |
| Maximum building height is 34m |
| Maximum building height is 36m |
| Maximum building height is 43m |
| Maximum building height is 53m |
| No prescribed height limit |
| Maximum building height is 7.5m |
| Maximum building height is 10.2m |
| Maximum building height is 10.5m |
| Maximum building height is 11m |
| Maximum building height is 20m |
| Maximum building height is 20.5m |
| Maximum building height is 28.5m |
| Maximum building height is 40.5m |
| Maximum building height is 48m |
| Maximum building height is 13m |
| Maximum building height is 17.5m |
| Maximum building height is 21m |
| Maximum building height is 15.1m AHD |
| Maximum building height is 8m restricted to 62m AHD |
| Maximum building height is 8.3m AHD |
| Maximum building height is 9m restricted to 53.5m AHD |
| Maximum building height is 48.5m |
| Maximum building height is 60.5m |
| Maximum building height is 73m |

## Part 6.4 Building Heights (Levels)

### Minimum Building Height (Levels)

| Minimum Building Height (Levels) |
|---|
| Minimum building height is 1 level |
| Minimum building height is 2 levels |
| Minimum building height is 3 levels |
| Minimum building height is 4 levels |

### Maximum Building Height (Levels)

| Maximum Building Height (Levels) |
|---|
| Maximum building height is 1 level |
| Maximum building height is 2 levels |
| Maximum building height is 3 levels |
| Maximum building height is 4 levels |
| Maximum building height is 5 levels |
| Maximum building height is 6 levels |
| Maximum building height is 7 levels |
| Maximum building height is 8 levels |
| Maximum building height is 9 levels |
| Maximum building height is 10 levels |
| Maximum building height is 12 levels |
| Maximum building height is 14 levels |
| Maximum building height is 15 levels |
| Maximum building height is 20 levels |

## Part 6.5 Flooding Site and Floor Level

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 2.6m AHD |
| Minimum finished floor level is 20.4m AHD |
| Minimum finished floor level is 3m AHD |
| Minimum finished floor level is 3.45m AHD |
| Minimum finished floor level is 4.15m AHD |
| Minimum finished floor level is 4.35m AHD |
| Minimum finished floor level is 5.3m AHD |
| Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD |
| Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD |
| Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD |
| Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD |
| Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD |
| Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD |
| Minimum finished ground level is 2.4m AHD |
| Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD |
| Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD |
| Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD |
| Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.86m AHD |
| Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD |
| Minimum finished ground level is 2.7m AHD; Minimum finished floor level is 2.95m AHD |
| Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD |
| Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD |
| Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD |
| Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD |
| Minimum finished ground level is 3.1m AHD; Minimum finished floor level is 3.35m AHD |
| Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD |
| Minimum finished ground level is 3.2m AHD; Minimum finished floor level is 3.45m AHD |
| Minimum finished ground level is 3.25m AHD; Minimum finished floor level is 3.5m AHD |
| Minimum finished ground level is 3.3m AHD; Minimum finished floor level is 3.55m AHD |
| Minimum finished ground level is 3.35m AHD; Minimum finished floor level is 3.6m AHD |
| Minimum finished ground level is 3.4m AHD; Minimum finished floor level is 3.65m AHD |
| Minimum finished ground level is 3.45m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.7m AHD |
| Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD |
| Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD |
| Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD |
| Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD |
| Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD |
| Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD |
| Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD |
| Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD |
| Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD |
| Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD |
| Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD |
| Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD |
| Minimum finished floor level is 1.87m AHD |
| Minimum finished floor level is 10m AHD |
| Minimum finished floor level is 10.1m AHD |
| Minimum finished floor level is 10.23m AHD |
| Minimum finished floor level is 10.31m AHD |
| Minimum finished floor level is 10.43m AHD |

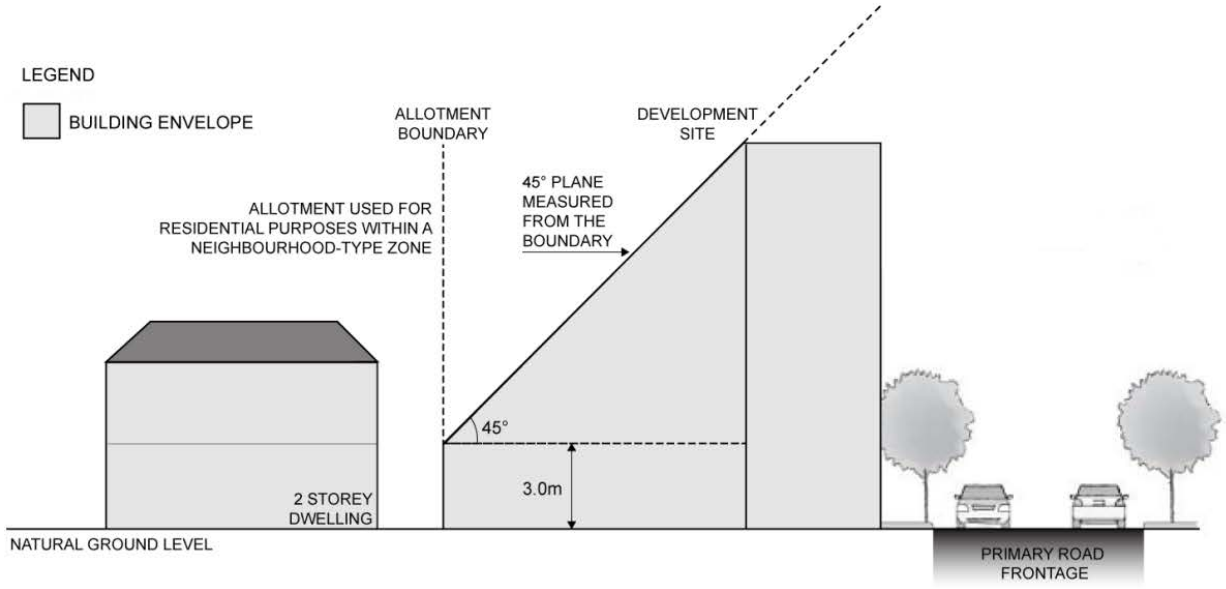
| Finished Ground and Floor Levels |
| --- |
| Minimum finished floor level is 10.54m AHD |
| Minimum finished floor level is 10.88m AHD |
| Minimum finished floor level is 11.07m AHD |
| Minimum finished floor level is 11.52m AHD |
| Minimum finished floor level is 11.71m AHD |
| Minimum finished floor level is 11.8m AHD |
| Minimum finished floor level is 13.06m AHD |
| Minimum finished floor level is 13.18m AHD |
| Minimum finished floor level is 13.88m AHD |
| Minimum finished floor level is 15.73m AHD |
| Minimum finished floor level is 16.19m AHD |
| Minimum finished floor level is 17.03m AHD |
| Minimum finished floor level is 17.05m AHD |
| Minimum finished floor level is 17.07m AHD |
| Minimum finished floor level is 17.32m AHD |
| Minimum finished floor level is 17.58m AHD |
| Minimum finished floor level is 19.13m AHD |
| Minimum finished floor level is 19.23m AHD |
| Minimum finished floor level is 19.42m AHD |
| Minimum finished floor level is 19.47m AHD |
| Minimum finished floor level is 2.57m AHD |
| Minimum finished floor level is 2.59m AHD |
| Minimum finished floor level is 2.68m AHD |
| Minimum finished floor level is 2.76m AHD |
| Minimum finished floor level is 2.8m AHD |
| Minimum finished floor level is 2.88m AHD |
| Minimum finished floor level is 2.97m AHD |
| Minimum finished floor level is 3.07m AHD |
| Minimum finished floor level is 3.16m AHD |
| Minimum finished floor level is 3.28m AHD |
| Minimum finished floor level is 3.36m AHD |
| Minimum finished floor level is 3.42m AHD |
| Minimum finished floor level is 3.53m AHD |
| Minimum finished floor level is 3.81m AHD |
| Minimum finished floor level is 4.02m AHD |
| Minimum finished floor level is 4.06m AHD |
| Minimum finished floor level is 4.21m AHD |
| Minimum finished floor level is 4.26m AHD |
| Minimum finished floor level is 4.33m AHD |
| Minimum finished floor level is 4.43m AHD |
| Minimum finished floor level is 4.48m AHD |
| Minimum finished floor level is 4.5m AHD |
| Minimum finished floor level is 4.58m AHD |
| Minimum finished floor level is 4.71m AHD |
| Minimum finished floor level is 4.73m AHD |
| Minimum finished floor level is 4.75m AHD |
| Minimum finished floor level is 4.8m AHD |
| Minimum finished floor level is 4.88m AHD |
| Minimum finished floor level is 5.04m AHD |
| Minimum finished floor level is 5.12m AHD |
| Minimum finished floor level is 5.27m AHD |
| Minimum finished floor level is 5.59m AHD |
| Minimum finished floor level is 5.62m AHD |
| Minimum finished floor level is 5.71m AHD |
| Minimum finished floor level is 5.98m AHD |
| Minimum finished floor level is 6.06m AHD |
| Minimum finished floor level is 6.16m AHD |
| Minimum finished floor level is 6.26m AHD |
| Minimum finished floor level is 6.4m AHD |
| Minimum finished floor level is 6.48m AHD |
| Minimum finished floor level is 6.68m AHD |

| Finished Ground and Floor Levels |
|---|
| Minimum finished floor level is 6.73m AHD |
| Minimum finished floor level is 7.32m AHD |
| Minimum finished floor level is 7.33m AHD |
| Minimum finished floor level is 7.36m AHD |
| Minimum finished floor level is 7.39m AHD |
| Minimum finished floor level is 7.41m AHD |
| Minimum finished floor level is 7.46m AHD |
| Minimum finished floor level is 8.56m AHD |
| Minimum finished floor level is 8.59m AHD |
| Minimum finished floor level is 8.71m AHD |
| Minimum finished floor level is 8.93m AHD |
| Minimum finished floor level is 9.02m AHD |
| Minimum finished floor level is 9.51m AHD |
| Minimum finished floor level is 9.55m AHD |
| Minimum finished floor level is 9.68m AHD |
| Minimum finished floor level is 9.77m AHD |
| Minimum finished floor level is 9.85m AHD |
| Minimum finished floor level is 4.64m AHD |

## Part 6.6 Interface Heights

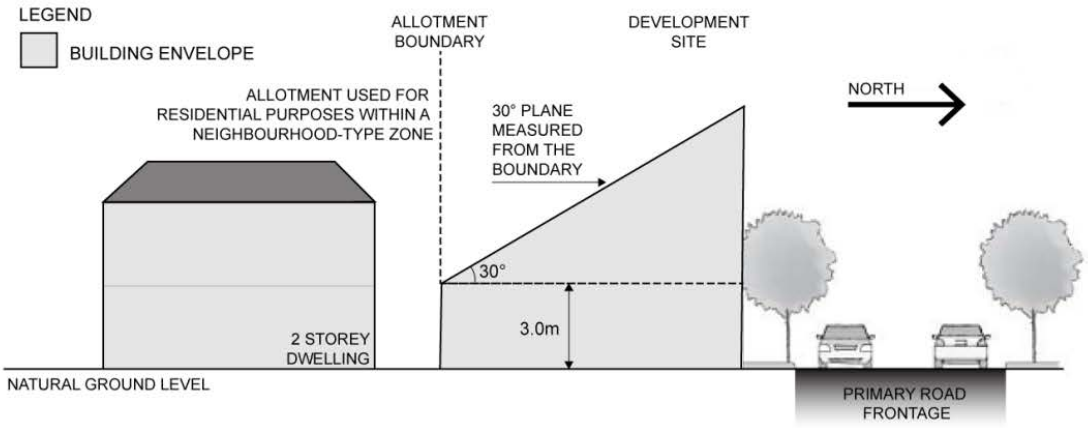
| Interface Height |
|---|
| Buildings constructed within a building envelope provided by a: |

(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):

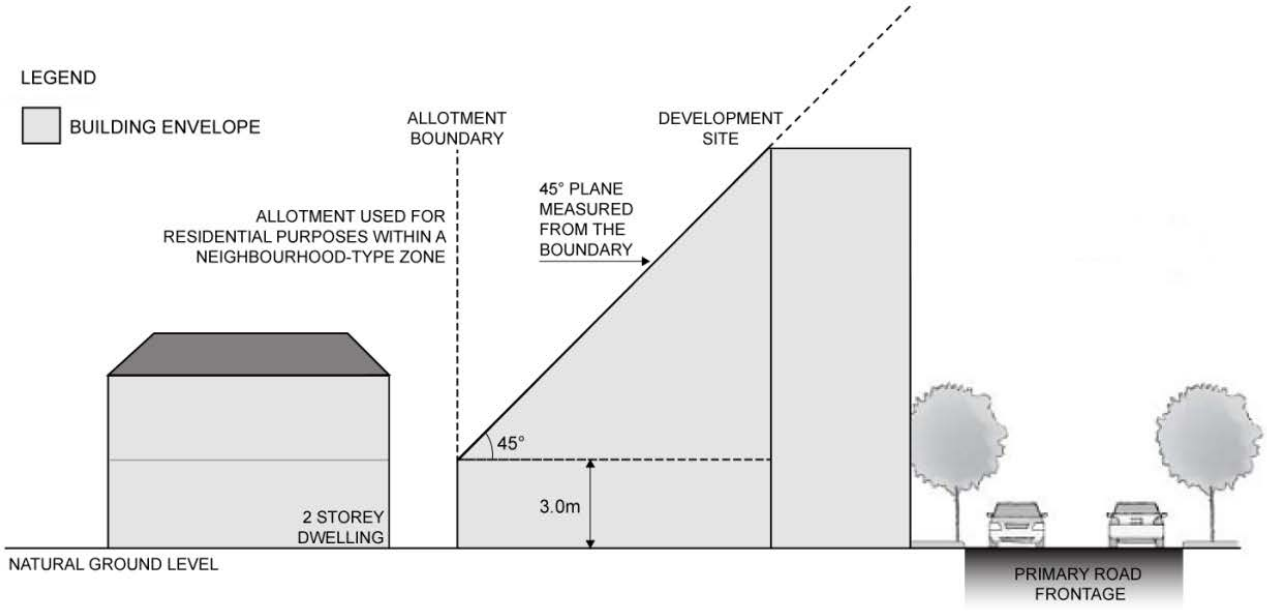



(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):

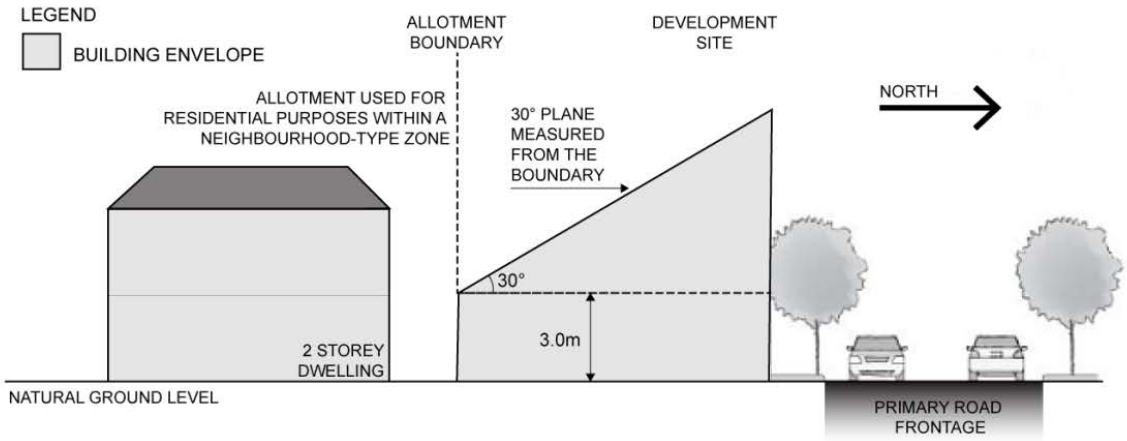
**Interface Height**




Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):




Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for

| Interface Height |
| --- |
| residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):<br><br> |

## Part 6.7 Primary Street Setback

| Minimum Primary Street Setback |
| --- |
| Minimum primary street setback is 0m |
| Minimum primary street setback is 2m |
| Minimum primary street setback is 3m |
| Minimum primary street setback is 4m |
| Minimum primary street setback is 6m |
| Minimum primary street setback is 8m |

## Part 6.8 Side Boundary Setback

| Minimum Side Boundary Setback |
| --- |
| Minimum side boundary setback is 3m |
| Minimum side boundary setback is 2m |
| Minimum side boundary setback is 1m |
| Minimum side boundary setback is 4m |
| Minimum side boundary setback is 1.5m |
| Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher |
| Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher |
| Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher |
| Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher |

## Part 6.9 Site Coverage

| Site Coverage |
|---|
| Maximum site coverage is 50 per cent |
| Maximum site coverage is 70 per cent |
| Maximum site coverage is 65 per cent |
| Maximum site coverage is 60 per cent |
| Maximum site coverage is 45 per cent |
| Maximum site coverage is 40 per cent |
| Maximum site coverage is 35 per cent |
| Maximum site coverage is 33.5 per cent |

## Part 6.10 Gradient Minimum Site Area

| Gradient Minimum Site Area |
|---|
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 2000sqm; 1-in-8 to 1-in-4 is 2000sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 500sqm; greater than 1-in-4 is 500sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 550sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 600sqm; 1-in-8 to 1-in-4 is 700sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 625sqm; 1-in-8 to 1-in-4 is 625sqm; greater than 1-in-4 is 625sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 800sqm; greater than 1-in-4 is 950sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 750sqm; 1-in-8 to 1-in-4 is 750sqm; greater than 1-in-4 is 750sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm |
| Minimum site area for all dwellings where the site gradient is less than 1-in-8 is 2200sqm; 1-in-8 to 1-in-4 is 2200sqm; greater than 1-in-4 is 2200sqm |

| Gradient Minimum Site Area (Detached) |
|---|
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1000sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 1000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1200sqm; 1-in-8 to 1-in-4 is 1500sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1500sqm; 1-in-8 to 1-in-4 is 1500sqm; greater than 1-in-4 is 1500sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 1860sqm; 1-in-8 to 1-in-4 is 1860sqm; greater than 1-in-4 is 1860sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 360sqm; 1-in-8 to 1-in-4 is 360sqm; greater than 1-in-4 is 390sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 420sqm; 1-in-8 to 1-in-4 is 420sqm; greater than 1-in-4 is 420sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 1000sqm; greater than 1-in-4 is 2000sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 550sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 560sqm; 1-in-8 to 1-in-4 is 560sqm; greater than 1-in-4 is 560sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 650sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 800sqm; 1-in-8 to 1-in-4 is 800sqm; greater than 1-in-4 is 800sqm |
| Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |

| Gradient Minimum Site Area (Group) |
|---|
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 300sqm; greater than 1-in-4 is 325sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 500sqm; 1-in-8 to 1-in-4 is 700sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1600sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm |

| Gradient Minimum Site Area (Residential Flat) |
|---|
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 300sqm; greater than 1-in-4 is 325sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 600sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |
| Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |

| Gradient Minimum Site Area (Row) |
|---|
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 250sqm; 1-in-8 to 1-in-4 is 250sqm; greater than 1-in-4 is 280sqm |
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 350sqm; greater than 1-in-4 is 350sqm |
| Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |

| Gradient Minimum Site Area (Semi-detached) |
|---|
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 1860sqm; 1-in-8 to 1-in-4 is 1860sqm; greater than 1-in-4 is 1860sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 360sqm; 1-in-8 to 1-in-4 is 360sqm; greater than 1-in-4 is 390sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 375sqm; 1-in-8 to 1-in-4 is 375sqm; greater than 1-in-4 is 375sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 600sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 650sqm; 1-in-8 to 1-in-4 is 1200sqm; greater than 1-in-4 is 1200sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 850sqm; 1-in-8 to 1-in-4 is 850sqm; greater than 1-in-4 is 850sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 900sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 900sqm |
| Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 550sqm; greater than 1-in-4 is 550sqm |

## Part 6.11 Gradient Minimum Frontage

| Gradient Minimum Frontage |
|---|
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 18m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 25m; 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |
| Minimum frontage for all dwellings where the site gradient is less than 1-in-8 is 45m; 1-in-8 to 1-in-4 is 45m; greater than 1-in-4 is 45m |

| Gradient Minimum Frontage (Detached) |
|---|
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 21m; greater than 1-in-4 is 30m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 14m; 1-in-8 to 1-in-4 is 14m; greater than 1-in-4 is 14m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 24m; greater than 1-in-4 is 24m |
| Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 25m |

| Gradient Minimum Frontage (Group) |
|---|
| Minimum frontage for group dwellings where the site gradient is 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 20m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m |

| Gradient Minimum Frontage (Residential Flat) |
|---|
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 11m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 25m; 1-in-8 to 1-in-4 is 25m; greater than 1-in-4 is 25m |

| Gradient Minimum Frontage (Row) |
|---|
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 9m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |

| Gradient Minimum Frontage (Semi-detached) |
|---|
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m |

| Gradient Minimum Frontage (Semi-detached) |
|---|
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 11m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 12m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 15m; greater than 1-in-4 is 15m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 21m; 1-in-8 to 1-in-4 is 21m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 24m; greater than 1-in-4 is 24m |
| Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 9m |

### Part 6.12 Minimum Dwelling Allotment Size

| Minimum Dwelling Allotment Size |
|---|
| Minimum dwelling allotment size is 10 ha |
| Minimum dwelling allotment size is 16 ha |
| Minimum dwelling allotment size is 20 ha |
| Minimum dwelling allotment size is 25 ha |
| Minimum dwelling allotment size is 30 ha |
| Minimum dwelling allotment size is 32 ha |
| Minimum dwelling allotment size is 33 ha |
| Minimum dwelling allotment size is 36 ha |
| Minimum dwelling allotment size is 40 ha |
| Minimum dwelling allotment size is 60 ha |
| Minimum dwelling allotment size is 8 ha |
| Minimum dwelling allotment size is 100 ha |
| Minimum dwelling allotment size is 200 ha |
| Minimum dwelling allotment size is 300 ha |
| Minimum dwelling allotment size is 900 ha |

### Part 6.13 Minimum Future Local Road Widening Setback

| Minimum Future Local Road Widening Setback |
|---|
| Minimum future local road widening setback is 10.5m |
| Minimum future local road widening setback is 11m |
| Minimum future local road widening setback is 12.5m |
| Minimum future local road widening setback is 12.9m |
| Minimum future local road widening setback is 13m |
| Minimum future local road widening setback is 14m |
| Minimum future local road widening setback is 16.5m |
| Minimum future local road widening setback is 18m |
| Minimum future local road widening setback is 5m |
| Minimum future local road widening setback is 8m |
| Minimum future local road widening setback is 9.5m |
| Minimum future local road widening setback is 7m |
| Minimum future local road widening setback is 2.5m |
| Minimum future local road widening setback is 6m |

## Part 7 - Land Use Definitions

### Land Use Terms

The following table lists terms which may be used in this Planning and Design Code in relation to the use of land.

### Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B.

### Inclusions and Exclusions

Land uses and activities set out in Column C are to be taken as being **included** in the meaning of the land use term set out in Column A.

Land uses and activities set out in Column D are to be taken as being **excluded** from the meaning of the land use term set out in Column A.

In the event of any inconsistency Column D prevails over Column C.

## Ancillary and Subordinate

Unless stated to the contrary, a term set out in the following table which purports to define a form of land use will be taken to include a use which is ancillary and subordinate to that defined use.

## No Definition

A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

## Land Use Definitions Table

| Land Use Term (Column A) | Definition (Column B) | Includes (Column C) | Excludes (Column D) |
|---|---|---|---|
| Adult entertainment premises | Means a premises used for the exhibition, display, or performance of any entertainment or act which is sexually explicit such as nude dancing or lap dancing, and to which admittance by minors is restricted by law but does not include a personal or domestic services establishment | | Personal or domestic services establishment;<br>Shop. |
| Adult products and services premises | Means a premises used for the sale, exchange, hire, exhibition, loan, delivery or display, or to otherwise render accessible or available to the public, sexually explicit material including:<br>(a) publications classified as restricted or prohibited under the *Classification (Publications, Films and Computer Games) Act 1995*; and/or<br>(b) material compounds, objects or devices (other than contraception and medical treatments) designed to be used in connection with sexual behaviour or activities; and/or<br>(c) films, video films or tapes, any other form of optical or electronic records from which a visual image may be produced or any other pictorial matter, the sale, delivery, exhibition, advertisement or display of which is restricted or prohibited under the *Classification (Publications, Films and Computer Games) Act 1995.*<br>It does not include premises used for prostitution. | | Personal or domestic services establishment;<br>Shop. |
| Affordable housing | Means housing that meets the relevant criteria for 'affordable housing' as determined by the Minister responsible for the *South Australian Housing Trust Act 1995* under Regulation 4 of the South Australian Housing Trust Regulations 2010. | | |
| Agricultural building | Means a building used wholly or partly for purposes associated with farming, commercial forestry, intensive animal husbandry, dairying or horticulture, or to support the operations of that use, but does not include frost fans or a building used wholly or partly for any of the following:<br>(a) the processing or packaging of commodities<br>(b) the housing of animals for the purposes of intensive animal husbandry<br>(c) the purposes of a dairy. | Farm shed;<br>Farm silo;<br>Horticultural shed;<br>Hay shed;<br>Implement shed;<br>Pump shed | Dairy;<br>Dwelling;<br>Industry;<br>Intensive animal husbandry;<br>Office;<br>Outbuilding;<br>Shop |
| Ancillary accommodation | Means accommodation that:<br>(a) is located on the same site as an existing dwelling and is ancillary to that dwelling; and<br>(b) can be (but need not be) self-contained; and<br>(c) contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom. | | Dwelling;<br>Tourist Accommodation |
| Animal keeping | Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or commercially kept livestock. | Dog kennelling<br>Catteries | Aquaculture;<br>Farming;<br>Horse keeping;<br>Intensive animal husbandry;<br>Low intensity animal husbandry |
| Aquaculture | Has the same meaning as in the Aquaculture Act 2001. | | Intensive animal husbandry. |
| Automotive collision repair | Means repairs to motor vehicles involving structural repairs, panel beating, replacement of vehicle body parts or spray painting. | | Motor repair station |
| Bulky goods outlet | Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the sale, rental, display or offer by retail of other goods. Examples— The following are examples of goods that may be available or on display at bulky goods outlets or retail showrooms: | | |

| | | | |
|---|---|---|---|
| | (a) automotive parts and accessories;<br>(b) furniture;<br>(c) floor coverings;<br>(d) window coverings;<br>(e) appliances or electronic equipment;<br>(f) home entertainment goods;<br>(g) lighting and electric light fittings;<br>(h) curtains and fabric;<br>(i) bedding and manchester;<br>(j) party supplies;<br>(k) animal and pet supplies;<br>(l) camping and outdoor recreation supplies;<br>(m) hardware;<br>(n) garden plants (primarily in an indoor setting);<br>(o) office equipment and stationery supplies;<br>(p) baby equipment and accessories;<br>(q) sporting, fitness and recreational equipment and accessories;<br>(r) homewares;<br>(s) children's play equipment. | | |
| Caravan and tourist park | Means land used to provide short-term accommodation in caravans, recreational vehicles (RVs), cabins, tents and other similar demountable forms of shelter in a managed setting. | | Residential park |
| Child care facility | Means a place primarily for the care or instruction of children of less than primary school age, children with special needs or out-of-school-hours care (including vacation care) and not resident on the site. | Child care centre;<br>Early learning centre;<br>Kindergarten;<br>Nursery;<br>Pre-school. | |
| Co-located Housing | Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:<br>(a) each occupy an allotment created or proposed to be created under the *Community Titles Act 1996* and are subject to a community scheme description; and<br>(b) comprises and retains (with or without alteration/modification) all established dwellings on the site of the proposed development; and<br>(c) incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and<br>(d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to):<br>(i) a common building that includes facilities such as a shared kitchen, dining and / or living facilities<br>(ii) shared laundry facilities<br>(iii) shared car parking. | | Ancillary accommodation;<br>Group dwelling;<br>Residential flat building |
| Commercial forestry | Means the practice of planting and managing plantation forests that are to be harvested for wood products or other commercial purposes, including through the commercial exploitation of the carbon absorption capacity of the forest. | | Horticulture;<br>Cropping;<br>Farming. |
| Community facility | Means premises used for the provision of social, artistic, educational or community support services to the public but does not include a child care facility, educational facility, place of worship or indoor recreation facility. | Library;<br>Community hall. | Educational facility;<br>Place of worship;<br>Child care facility;<br>Indoor recreation facility |
| Consulting Room | Means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not involve any overnight accommodation other than for animals that are recovering from surgery, medical care or in for observation as part of a veterinary practice. | | |
| Cropping | Means propagating, cultivating and/or harvesting of grains, cereals, oilseeds, lupins, legumes, hops, hemp, hay, lucerne or other similar plants or plant products for commercial production. | | Commercial forestry;<br>Horticulture;<br>Mushroom production. |
| Dairy | Means a building or part of a building used for all or any of the operations of commercial milk production (whether mechanical or otherwise) and includes a milking shed, milk room, wash room or engine room. | | |
| Detached dwelling | Means a detached building comprising 1 dwelling on its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation | | |
| Dwelling | Means a building or part of a building used as a self-contained residence. | | Ancillary accommodation |
| Educational facility | Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated child care facility or institution for the care and maintenance of children. | | |
| Electricity substation | Means:<br>(a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or<br>(b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works:<br>(i) that are mounted on a pole;<br>or | | |

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| | (ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m$^3$;<br>or<br>(iii) that are incidental to any lawful use of the land which the works are situated. | | |
| Farming | Means cropping, grazing or low intensity animal husbandry. | Cropping;<br>Grazing;<br>Low intensity animal husbandry. | Animal keeping;<br>Commercial forestry;<br>Horse keeping;<br>Horticulture;<br>Intensive animal husbandry;<br>Mushroom production. |
| Fuel depot | Means land used primarily for the storage of petrol, gas, oils or other petroleum products and within or upon which no retail trade is conducted. | | |
| Function venue | Means premises used primarily for the hosting of events, conferences, conventions, receptions or functions. | | |
| General industry | Means any industry other than a light industry or special industry. | | |
| Group dwelling | Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation but does not include a building that is part of co-located housing. | | Co-located Housing |
| Heavy vehicle parking | Means the parking of any vehicle exceeding 3000 kg in weight (including the weight of any attached trailer) on land used for residential purposes. | | |
| Home care | Has the same meaning as in the *Commonwealth Aged Care Act 1997*. | | |
| Horse keeping | Means the keeping or husbandry of horses where more than 1 horse is kept per 3ha of land used for such purposes. | | |
| Horticulture | Means the use of land for market gardening, viticulture, floriculture, orchards, wholesale plant nurseries or commercial turf growing. | | Commercial forestry;<br>Mushroom production. |
| Hotel | Means premises licensed, or proposed to be licensed as a general and hotel licence under the *Liquor Licensing Act 1997*. | | |
| Indoor recreation facility | Means a building or part of a building designed or adapted primarily for recreation or fitness pursuits. | Bowling alley;<br>Squash courts;<br>Fitness centre;<br>Gymnasium;<br>Pilates studio;<br>Yoga studio;<br>Dance studio;<br>Indoor swimming centre;<br>Indoor trampoline centre;<br>Indoor rock climbing centre;<br>Indoor children's play centre;<br>Indoor skating rink. | |
| Industry | Means the carrying on, in the course of a trade or business, of any process (other than the generation of electricity using a renewable energy source or a process in the course of farming or mining) for, or incidental to:<br>(a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or<br>(b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or<br>(c) the getting, dressing or treating of materials.<br>The use may include:<br>(d) selling by wholesale of goods manufactured on site<br>(e) selling by retail of goods manufactured on site, provided the total floor area occupied for such sale does not exceed 250m$^2$ (and industrial will be construed accordingly). | General industry;<br>Light industry;<br>Special industry | |
| Intensive animal husbandry | Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main food source is introduced from outside the enclosures or area of confinement in which they are kept. | Broiler shed;<br>Feedlot;<br>Poultry hatchery;<br>Piggery;<br>Poultry battery. | Animal keeping;<br>Apiculture;<br>Aquaculture;<br>Horse keeping;<br>Low intensity animal husbandry;<br>Stock sales yard. |
| Landfill | Land used for the receipt and controlled disposal of refuse through burial and/or spreading over land. | | |
| Light industry | Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:<br>(a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever;<br>or<br>(b) directly or indirectly cause dangerous or congested traffic conditions in any nearby road. | | |
| Low intensity animal husbandry | Means the commercial production of animals or animal products (eg meat, wool) on either native or improved pastures or vegetation where the animal's main food source is obtained by grazing or foraging. | Grazing; | Animal keeping;<br>Aquaculture;<br>Horse keeping;<br>Intensive animal husbandry. |
| Motor repair station | Means any land or building used for carrying out repairs, servicing and/or maintenance (other than panel beating or spray painting) to motor vehicles and / or farm machinery. | | Automotive collision repair |

| | | | |
|---|---|---|---|
| Mushroom production | Means the commercial production of mushrooms or any other type of fungi. | | |
| Office | Means any building or part of a building used for administration or the practice of a profession, but does not include a consulting room or premises where materials are stored for sale or manufacture. | | Consulting room. |
| Organic waste processing facility | Means the commercial processing of organic waste by composting, mulching, shredding, grinding or similar process into organic material for use as mulch, soil improver, growing medium or the like. | | |
| Outbuilding | Means a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building, but does not include a private bushfire shelter. | | Private bushfire shelter. |
| Personal or domestic services establishment | Means premises used for the provision of services catering to the personal or domestic needs of customers.<br>Examples- The following are examples of services that may be available at personal and domestic services establishments:<br>(a) clothing repair and alterations;<br>(b) cutting, trimming and styling hair;<br>(c) domestic pet grooming;<br>(d) manicures and pedicures;<br>(e) non-surgical cosmetic procedures;<br>(f) personal care procedures;<br>(g) self-service clothes laundering;<br>(h) shoe repair;<br>(i) watch repair. | | Adult entertainment premises;<br>Adult products and services premises;<br>Consulting room;<br>Office;<br>Financial institute. |
| Place of worship | Means premises used by an organised group for worship and religious activities.<br>The use may include facilities for social, educational and charitable activities associated with the congregation. | Chapel;<br>Church;<br>Mosque;<br>Synagogue;<br>Temple. | Funeral parlour. |
| Protective tree netting structure | Means netting and any associated structure that:<br>(a) is designed to protect trees or plants grown for the purpose of commercial horticulture; and<br>(b) consists of a netting canopy attached to a structure (such as poles and cables). | | |
| Public service depot | Means land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadworks or telecommunication services) by a body responsible for the provision of those services. | | |
| Recreation area | Means any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge. | Outdoor public sports courts;<br>Public ovals and fields. | Golf course. |
| Renewable energy facility | Means land and/or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/or geothermal. This use may also include:<br>(a) any associated facility for the storage and/or transmission of the generated electricity;<br>(b) any building or structure used in connection with the generation of electricity. | Battery storage facility;<br>Hydropower or pumped hydropower facility;<br>Solar power facility;<br>Wave power generator;<br>Wind farm | |
| Replacement building | The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years and has the same, or substantially the same, layout and external appearance as the previous building. | | |
| Residential care | Has the same meaning as in the *Commonwealth Aged Care Act 1997*. | | |
| Residential flat building | Means a single building in which there are 2 or more dwellings but does not include a building that is part of co-located housing. | | Co-located Housing;<br>Group dwelling;<br>Row dwelling;<br>Semi-detached dwelling; |
| Residential park | Means a residential park operating under the regulatory framework of the *Residential Parks Act 2007*. | | Caravan and tourist park; |
| Restaurant | Means land used primarily for the consumption of meals on the site. | | |
| Retail fuel outlet | Means land used for:<br>(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and<br>(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and<br>both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.<br>The use may also include one or more of the following secondary activities:<br>(c) the washing and cleaning of motor vehicles<br>(d) the washing of other equipment or things including dogs and other pets<br>(e) the provision (on a paid or free basis) of facilities for charging electric vehicles<br>(f) the hiring of trailers | | Fuel depot;<br>Motor repair station. |

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| | (g) selling of motor vehicle accessories and/or parts<br>(h) the installation of motor vehicle accessories and/or parts. | | |
| Retirement facility | Means a facility operating under the regulatory framework of the *Retirement Villages Act 2016.* | | |
| Row dwelling | Means a dwelling:<br>(a) occupying its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation; and<br>(b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building. | | |
| Sales office | Means the use of an existing building or premises for a temporary period of no more than 2 years to display land parcels or buildings that are for sale, proposed to be sold, or can be won as a prize in a competition. | | Office |
| Semi-detached dwelling | Means a dwelling:<br>(a) occupying its own site and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and<br>(b) comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building. | | |
| Service trade premises | Means premises used primarily for the sale, rental or display of any of the following:<br>(a) basic plant, equipment or machinery used in agriculture or industry; or<br>(b) boats; or<br>(c) caravans and recreational vehicles (RVs); or<br>(d) domestic garages; or<br>(e) sheds; or<br>(f) outbuildings; or<br>(g) motor vehicles; or<br>(h) marquees; or<br>(i) trailers; or<br>(j) swimming pools, equipment and accessories; or<br>(k) building materials in bulk supply; or<br>(l) landscaping materials; or<br>(m) garden plants (primarily in an outdoor setting); or<br>(n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or<br>(o) rainwater tanks and irrigation supplies;<br>or similar articles or merchandise.<br>The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting). | Motor vehicle showroom;<br>Used car yard. | Bulky goods outlet. |
| Shop | Means:<br>(a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or<br>(b) a personal or domestic services establishment. | Bulky goods outlet;<br>Personal or domestic services establishment;<br>Restaurant | Adult entertainment premises;<br>Adult products and services premises;<br>Hotel;<br>Motor repair station;<br>Retail fuel outlet;<br>Service trade premises;<br>Wholesale plant nursery |
| Special Industry | Means an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely to:<br>(a) cause or create dust, fumes, vapours, smells or gases; or<br>(b) discharge foul liquid or blood or other substance or impurities liable to become foul,<br>and thereby:<br>(c) endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or<br>(d) produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted. | | |
| Stock sales yard | Means land or premises used for the commercial conduct of buying and selling of livestock. | | Stock slaughter works. |
| Stock slaughter works | Means a building or part of a building, or land used primarily for slaughter of stock (including camels, goats and deer) or poultry,<br>This use may also include:<br>(a) the keeping of animals prior to slaughter on site<br>(b) processing of animal products for human or animal consumption. | | Retail butcher. |

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| Store | Means a building or enclosed land used for the storage of goods and within or upon which no trade (whether wholesale or retail) or industry is carried on. | | Junk yard;<br>Outbuilding;<br>Public service depot. |
| Student accommodation | Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as:<br>(a) shared cooking facilities and/or the provision of meals;<br>(b) common rooms and recreation areas;<br>(c) shared laundry facilities or a laundry service; or<br>(d) shared bathroom facilities. | | Dwelling;<br>Residential flat building. |
| Supported accommodation | Means premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance, but does not include home care. | Nursing home;<br>Residential care | Hospital;<br>Retirement facility. |
| Telecommunications facility | Means a facility within the meaning of the *Commonwealth Telecommunications Act 1997*. | | |
| Temporary accommodation in an area affected by bushfire | Means the construction or placement of a building or structure on land on which a dwelling, or part of a dwelling, has been destroyed or significantly damaged by a bushfire if:<br>(a) the building or structure is to be used as accommodation by the owner of the land<br>and<br>(b) the building or structure is a minimum of 20 metres from any remaining or regenerating cluster of vegetation (whether that vegetation is on the land or on adjoining land)<br>and<br>(c) the owner of the land complies with any requirements of the South Australian Country Fire Service relating to the maintenance of a clearance area between the temporary accommodation and any remaining or regenerating cluster of vegetation<br>and<br>(d) the building or structure is to be used as accommodation:<br>(i) for a period not exceeding 2 years<br>or<br>(ii) until a Class 1a building on the land is able to be occupied in accordance with regulation 103 of the Planning, Development and Infrastructure (General) Regulations 2017,<br>whichever occurs first. | | |
| Tourist accommodation | Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis.<br>This use may also include:<br>(a) onsite services and facilities primarily for the use by guests;<br>(b) facilities for the management of the accommodation. | Caravan and tourist park | Campground;<br>Residential Park |
| Warehouse | Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail. | | Store |
| Wind farm | Means land used to generate electricity from wind force with wind turbine generators.<br>This use may also include:<br>(a) any associated facility for the storage and/or transmission of the generated electricity;<br>(b) any building or structure used in connection with the generation of electricity including a wind turbine, substation, maintenance shed, access road or wind monitoring mast.<br>The use does not include a wind farm principally used to supply and/or store electricity to an existing use of land (e.g., domestic wind generator). | | |
| Workers' accommodation | Means premises used to accommodate workers on a temporary basis while they carry out employment:<br>(a) on the same site as the workers' accommodation; or<br>(b) in mining or petroleum extraction; or<br>(c) in seasonally intensive rural activities including fruit picking, pruning, animal shearing, meat processing, bulk handling or freight handling; or<br>(d) in the construction of essential infrastructure. | Mining camp;<br>Road workers camp;<br>Shearing quarters;<br>Railway workers camp | Tourist accommodation. |

# Part 8 - Administrative Terms and Definitions

The following table lists terms which may be used to assist with the interpretation of policy used in the Planning and Design Code.

## Meaning of Terms

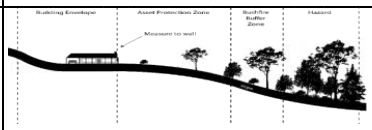
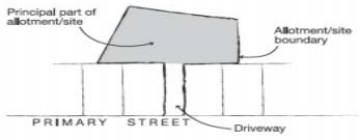
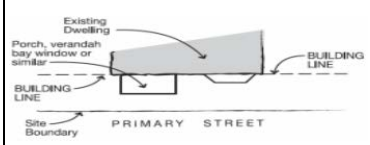
A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided

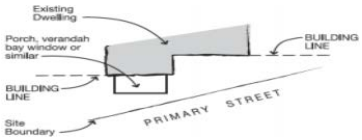
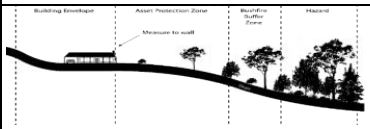
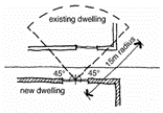
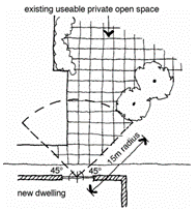
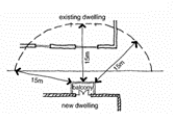
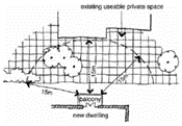
in Column B.

## No Definition

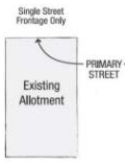
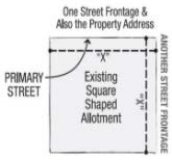
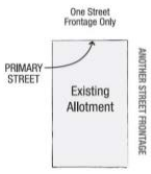
A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

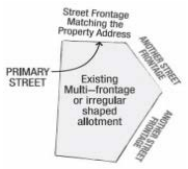
## Administrative Terms and Definitions Table

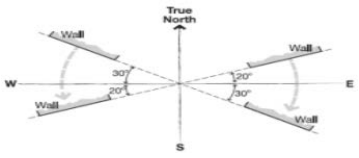
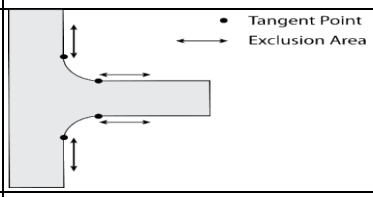
| Term (Column A) | Definition (Column B) | Illustrations (Column C) |
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| Activity centre | Means land contained in a Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, Urban Activity Centre Zone, Urban Corridor (Main Street) Zone, Urban Corridor Living Retail Subzone, Urban Neighbourhood Retail Subzone, Activity Node Subzone, Retail Activity Centre Subzone or in relation to the Emerging Activity Centre Subzone in the Master Planned Neighbourhood Zone or the Emerging Township Activity Centre Subzone in the Master Planned Township Zone, either:<br>(a) land identified for the purposes of an activity centre on a building envelope plan<br>(b) an activity centre nominated on a Concept Plan in Part 12 of the Code. | |
| AEP | Means annual exceedance probability | |
| AHD | Means Australian Height Datum. | |
| ANEF | Means Australian Noise Exposure Forecast. | |
| Asset protection zone | In relation to bushfire protection, means an area generally clear of vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.<br>Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire-retardant plant species.<br><br>Note: this term has been defined for use in the Planning and Design Code. Other organisations or legislation may use the same term but with different meaning and for different purposes. |  |
| Battle-axe allotment | Means an allotment or site that comprises:<br>(a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and<br>(b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road. | <br>Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments. |
| Building envelope plan | Means a building envelope plan that has been approved under the Planning, Development and Infrastructure (General) Regulations 2017, has been published on the SA planning portal by the Chief Executive, and applies in relation to the site where the relevant development is proposed to be situated. | |
| Building height | Means the maximum vertical distance between the lower of the natural or finished ground level or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) at any point of any part of a building and the finished roof height at its highest point, ignoring any antenna, aerial, chimney, flagpole or the like. For the purposes of this definition, building does not include any of the following:<br>(a) flues connected to a sewerage system<br>(b) telecommunications facility tower or monopole<br>(c) electricity pole or tower<br>(d) or any similar structure. | |
| Building level | Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include any mezzanine or any building level having a floor that is located 1.5m or more below finished ground level. | |
| Building line | In relation to a building on a site, means a line drawn parallel to the wall of the building closest to the boundary of the site that faces the primary street and any existing projection from that wall of the building such as a verandah, porch, balcony, awning or bay window is not to be taken to form part of the building for the purposes of determining the relevant wall of the building. |  |

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| Bushfire buffer zone | In relation to bushfire protection, means an area of land designed to isolate residential allotments from areas that pose a bushfire risk such as areas with rugged terrain or hazardous vegetation.<br><br>Note: this term has been defined for use in the Planning and Design Code. Other organisations or legislation may use the same term but with different meaning and for different purposes. |  |
| Catalyst site | Means a site greater than 1500m$^2$, which may include one or more allotments | |
| Central site | Means the site of a row dwelling or dwelling in a terrace arrangement that does not share a side boundary with an allotment outside of the development site. | |
| Class 1 activity | Has the same meaning as in the *Practice Direction 14 Site Contamination Assessment* | |
| Class 2 activity | Has the same meaning as in the *Practice Direction 14 Site Contamination Assessment* | |
| Communal open space | Means open space shared by more than one dwelling, but is not publicly accessible.<br><br>It excludes any of the following:<br><br>(a) private open space<br>(b) public rights of way<br>(c) private streets<br>(d) parking areas and driveways;<br>(e) service and storage areas<br>(f) land with a minimum dimension less than 2.0m. | |
| Community wastewater management system | Means a system for the collection and management of wastewater generated in a town, regional or other community. | |
| Defence aviation area | Has the same meaning as in the Commonwealth *Defence Act 1903*. | |
| Direct overlooking | In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window.<br><br>In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace. | Overlooking window<br><br><br><br><br>Overlooking deck, balcony or terrace<br><br><br> |
| EPA Licence | Means an activity requiring a licence under the *Environment Protection Act 1993* (and this will determine the applicable referral fee under the 'Chief Executive Schemes and Requirements as to the Payment and Distribution of Fees under the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019') | |
| Exceedances per year (EY) | Means the number of times an event is likely to occur or be exceeded within any given year. | |
| Excluded boundary | Means, for the purposes of Table 5 – Procedural Matters (PM) – Notification, an allotment boundary where the allotment and the adjoining allotment are both part of the development site. | |

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| Excluded building | Means, for the purposes of Table 5 - Procedural Matters (PM) - Notification, a building, structure or landscape feature (or part thereof) that is:<br><br>(a) in an area established as a State Heritage Area under the *Heritage Places Act 1993* and the relevant authority is of the opinion that the building, structure or landscape feature (or part thereof) does not contribute to the buildings or features of identified heritage value within the State Heritage Area; or<br>(b) in a Historic Area Overlay and the building (or part thereof):<br>(i) is an ancillary building; or<br>(ii) in the opinion of the relevant authority, does not demonstrate the historic characteristics as expressed in the Historic Area Statement<br><br>but does not include a building, structure or landscape feature (or part thereof) that is specifically listed in Part 11 of the Code as a Local Heritage Place or a State Heritage Place in the South Australian Heritage Register. | |
| Excluded land division | Means, for the purposes of Affordable Housing Overlay - Procedural Matters (PM) - Referrals, land division that reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Instructure Act 2016.* | |
| FFL | Means finished floor level. | |
| Gross leasable floor area | Means the total floor area of a building excluding public or common tenancy areas such as malls, hallways, verandahs, public or shared tenancy toilets, common storage areas and loading docks. | |
| Groundwater | Means water that is naturally contained beneath the surface of the ground. | |
| Habitable room | Means any room used for domestic purposes other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, stair, dedicated corridor/hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods. | |
| Heritage agreement | In relation to State Heritage, is an agreement that is registered under section 34 of the *Heritage Places Act 1993.* | |
| High frequency public transit area | A site that is wholly located within Metropolitan Adelaide and satisfies one or more of the following:<br><br>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service (2)<br>(b) is within 400 metres of a bus interchange (1)<br>(c) is within 400 metres of an O-Bahn interchange (1)<br>(d) is within 400 metres of a passenger rail station (1)<br>(e) is within 400 metres of a passenger tram station (1)<br>(f) is within 400 metres of the Adelaide Parklands.<br><br>[NOTE(S): (1) Measured from an areas that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7:30am and 6:30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.] | |
| High net residential density | Means greater than 70 dwelling units per hectare. | |
| High-rise | In relation to development, means 7 building levels and above. | |
| Hours of operation | Means the hours that a land use is open to the public or conducting activities related to the land use, not including administration or routine activities normally associated with opening and closing or start up and shut down. | |
| Human wastewater | Has the same meaning as in the *Environment Protection (Water Quality) Policy 2015.* | |
| Liquid waste | Means waste classified as liquid waste in accordance with the assessment process set out in the guideline Liquid waste classification test, re-issued by the Environment Protection Authority in September 2003; as defined in Schedule 1 of the *Environment Protection Act 1993*. | |
| Listed waste | Means a substance or thing listed in Part B of Schedule 1 of the *Environment Protection Act 1993.* | |
| Low net residential density | Means less than 35 dwelling units per hectare | |
| Low-rise | In relation to development, means up to and including 2 building levels. | |
| Medical waste | Has the same meaning as in the *Environment Protection (Waste to Resources) Policy 2010.* | |
| Medium net residential density | Means 35 to 70 dwelling units per hectare. | |
| Medium-rise | In relation to development, means 3 to 6 building levels. | |
| Mezzanine | Means an intermediate floor within a building level that is open to the floor below and does not extend over the whole floor space. | |
| More sensitive use | Has the same meaning as in the *Practice Direction 14 Site Contamination Assessment* | |
| More than one dwelling on an allotment | Reference to 'dwelling' in this phrase includes any dwelling that:<br><br>(a) already exists on the allotment<br>or<br>(b) has a valid development authorisation for construction on the allotment<br>or | |

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| | (c) is subject to a development application that is yet to be determined. | |
| Native vegetation | Has the same meaning as in the *Native Vegetation Act 1991*. | |
| Neighbourhood-type zone | Means any of the following:<br>Business Neighbourhood Zone<br>City Living Zone<br>Established Neighbourhood Zone<br>General Neighbourhood Zone<br>Golf Course Estate Zone<br>Hills Neighbourhood Zone<br>Housing Diversity Neighbourhood Zone<br>Master Planned Neighbourhood Zone<br>Master Planned Renewal Zone<br>Master Planned Township Zone<br>Neighbourhood Zone<br>Residential Park Zone<br>Rural Living Zone<br>Rural Neighbourhood Zone<br>Rural Settlement Zone<br>Rural Shack Settlement Zone<br>Suburban Neighbourhood Zone<br>Township Zone<br>Township Neighbourhood Zone<br>Urban Renewal Neighbourhood Zone<br>Waterfront Neighbourhood Zone | |
| Net residential density | Is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space and services) and expressed as dwelling units per hectare (du/ha) | |
| Non-sensitive use | Means use of land other than sensitive use. | |
| Post height | Means the height of the post measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) noting that the height measurement does not include any part of the post that is concealed behind an eave or similar roof structure and not visible external to the land. | |
| Power system | Has the same meaning as in the *Electricity Act 1996*. | |
| Prescribed approved activity | Means any of the following:<br>(a) the on-site storage or disposal of domestic waste<br>(b) a regulated beverage container activity<br>(c) a regulated drop-off station for e-waste<br>(d) the temporary on-site storage of waste (other than tyre waste) while awaiting transport to another place<br>(e) incineration by way of thermal oxidation using fuel burning equipment for the disposal of solid trade waste with a processing capacity not exceeding 100 kilograms per hour<br>(f) the storage or disposal of tyre waste in a manner approved by the Environment protection Authority<br>(g) the disposal of human wastewater or sewage to land in a manner approved by the Environment protection Authority. | |
| Prescribed factors | Has the same meaning as in Schedule 1 of the *Environment Protection Act 1993*. | |
| Primary street | In relation to an existing or proposed building on a site is:<br>(a) in the case of a site that has a frontage to only 1 road - that road;<br>(b) in the case of a site that has a frontage to 2 roads:<br>(i) if the frontages are identical in length - the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the *Local Government Act 1999*; or<br>(ii) in any other case, the road in relation to which the site has a shorter frontage; or<br>(c) in any other case, the road that forms part of the street address of the building as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the *Local Government Act 1999*. | <br>Example of (a)<br><br>Example of (b)(i)<br><br>Example of (b)(ii) |

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| | | <br>Example of (c ) |
| Private open space | Means a private outdoor area associated with a dwelling that:<br>(a) is for the exclusive use of the occupants of that dwelling<br>(b) has a minimum dimension of 2.0m for ground level areas and 1.8m for balconies<br>(c) is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%.<br>Private open space may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. Private open space does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas. | |
| Proclaimed shipwreck | Means:<br>(a) a historic shipwreck or historic relic within the meaning of the *Historic Shipwrecks Act 1981*;<br>or<br>(b) a historic shipwreck or historic relic within the meaning of the *Commonwealth Underwater Cultural Heritage Act 2018*. | |
| Quarantine waste | Means waste that is subject to quarantine under the *Quarantine Act 1908* of the Commonwealth. | |
| Regulated surface level | Means the measured ground surface level within the boundaries of the Tunnel Protection Overlay as established at the time of commencement of operation of the Tunnel Protection Overlay Code Amendment, as shown on the Planning Reference layer of the SA Property and Planning Atlas. | |
| Relevant certificate | Means a certificate by, or on behalf of, the South Australian Country Fire Service certifying that:<br>(a) a Bushfire Attack Level assessment of the development has been undertaken within 3 months prior to lodgement of the application for planning consent in respect of the development<br>and<br>(b) the Bushfire Attack Level is –19 range. | |
| Representative buildings | Representative buildings referenced in Historic Area Statements and Character Area Statements and mapped in the South Australian Planning and Property Atlas are buildings which display characteristics of importance in a particular area. The identification of representative buildings in a particular area is not intended to imply that other buildings in an historic area are not of importance. | |
| River Murray protection Area | Means a River Murray Protection Area under the *River Murray Act 2003.* | |
| Secondary street | In relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated). | |
| Sensitive receiver | Means:<br>(a) any use for residential purposes or land zoned primarily for residential purposes;<br>(b) child care facility;<br>(c) educational facility;<br>(d) hospital;<br>(e) supported accommodation;<br>(f) tourist accommodation | |
| Sensitive use | Has the same meaning as in the *Environment Protection Act 1993.* | |
| Sewerage infrastructure | Has the same meaning as in the *Water Industry Act 2012* | |
| Site | Means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage. | |
| Site contamination | Has the same meaning as in the *Environment Protection Act 1993.* | |
| Site coverage | Is calculated by adding the total roof area of all roofed buildings/structures on a site (excluding any eaves surrounding a habitable building) dividing this by the site area and then multiplying it by 100. Site coverage is expressed as a percentage. | |

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| Soft landscaping | Means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include artificial turf or any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement. | |
| South | Means true south. | |
| South facing | In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N. | <br>Example of south facing walls. |
| Standard sea flood risk level | Means the 1% AEP sea flood level (tide, stormwater and associated wave effects combined) plus an allowance to accommodate 100 years of land subsidence. | |
| Tangent point | Means the end point of a road's curve at the point of intersection, measured at the kerb. |  |
| Terrace arrangement | Means a group of 3 or more detached dwellings erected side by side and abutting each other but not joined by way of a party wall or party walls. | |
| Total floor area | Means the sum of the superficies of horizontal sections of a building or other roofed area made at the level of each floor (including any mezzanine floor), inclusive of all roofed areas and of the external walls and of such portions of any party walls as belong to the building. | |
| Treatment | Is taken to have the same meaning as defined in section 3(1) as in the *Environment Protection Act 1993*. | |
| Wall height | Means the height of the wall measured from the top of its footings or a measurement point specified by the applicable policy of the Code (in which case the Code policy will prevail in the event of any inconsistency) noting that the height measurement does not include any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land. | |
| Waste | Means waste within the meaning of the *Environment Protection Act 1993*. | |
| Wastewater | Means waste principally consisting of water and includes:<br>(a) human wastewater<br>(b) sewage<br>(c) water containing food or beverage waste<br>(d) wash down water or cooling water<br>(e) irrigation runoff or contaminated stormwater<br>(f) water containing any other trade waste or industrial waste<br>(g) any other water that has been used in any form of human activity<br>(h) a combination of any 1 or more of the above. | |
| Water protection area | Has the same meaning as in the *Environment protection Act 1993*. | |

# Part 9 - Referrals

## Notes: Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code.

## Part 9.1 Referral Body: Environment Protection Authority

## Referral Body: Environment Protection Authority

**Interpretation**

For the purposes of item 9 of the table in clause 3 of schedule 9 of the Planning Development and Infrastructure (General) Regulations 2017, development that involves, or is for the purposes of, an activity specified in the table below, requires a referral to the Environment Protection Authority, including:

(a) development that reaches a threshold specified in the table below;
(b) development with the capacity or potential to operate above the threshold level specified in the table below; or
(c) an alteration or expansion of an existing development (or existing use) where the alteration or expansion will have the effect of producing a total capacity exceeding the relevant threshold level specified in the table below.

The above does not apply for the purposes of items 9A and 9AB of the table in clause 3 of schedule 9 of the Planning Development and Infrastructure (General) Regulations 2017, which relate to site contamination and land division.

| Class of Development / Activity | | | Policies Relevant to the Referral | Purpose of Referral | Statutory Reference |
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| Energy generation and storage facilities | Wind farms | Development that involves the establishment of a wind farm where 1 or more wind turbine generators (whether or not located on the same site) are used | Section 57 of *Environment Protection Act 1993* sets out criteria to be considered by | To provide expert technical assessment and direction to the relevant | Activity of environmental significance 10 |

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| | | to generate electricity that is then supplied to another person for use at another place. | the EPA in relation to the assessment of development applications. This head power also links to other statutory criteria in the *Environment Protection (Air Quality) Policy 2016, Environment Protection (Commercial and Industrial Noise) Policy 2023, Environment Protection (Waste to Resources) Policy 2010 and the Environment Protection (Water Quality) Policy 2015*. | authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm. | which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| | Energy recovery from waste | Development involving energy recovery from *waste*, including *anaerobic digestion* and thermal activities such as *direct combustion*, *pyrolysis* and *gasification* used to generate gas, heat, electricity or a combination.<br><br>In this class of development / activity:<br><br>***anaerobic digestion*** involves a series of processes in which microorganisms break down biodegradable material to biogas in the absence of oxygen<br><br>***direct combustion*** involves burning in excess oxygen (from air) to produce heat or release energy contained in the fuel<br><br>***pyrolysis*** involves the thermo-chemical decomposition of organic or inorganic material- for example synthetic tyres - at elevated temperatures in the absence of oxygen<br><br>***gasification*** of waste is a process that converts organic or fossilised organic material such as coal, at elevated temperatures and with controlled amounts of oxygen, into a synthetic gas (syngas). | | | |
| | Energy generation | Development involving an *electricity generating plant* (other than a *battery storage facility or pumped hydroelectricity production works*) using any other energy source (excluding *fuel burning* and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more.<br><br>In this class of development / activity:<br><br>***battery storage facility*** means a facility for the purpose of 1 or more batteries that are capable of being charged, storing energy and discharging in into the State's power system<br><br>***electricity generating plant*** means electricity generating plant within the ambit of paragraph (a) of the definition of electricity infrastructure in section 4(1) of the *Electricity Act 1996.* | | | |
| | Pumped hydroelectricity production works | Development involving the conduct of works or a facility for the generation of electricity by means of passing water through a turbine with a total full-load sustained output capacity of 30 megawatts or more (EPA Licence). | | | |
| Petroleum and chemical | Chemical storage and warehousing facilities | The storage or warehousing of chemicals or chemical products that are, or are to be, stored or kept in bulk or in containers having a capacity exceeding 200 litres at facilities with a total storage capacity exceeding 1,000 cubic metres. (EPA Licence) | | | |
| | Chemical works | The conduct of:<br><br>(a) works with a total processing capacity exceeding 10 tonnes per year (EPA Licence required at processing capacity exceeding 100 tonnes per year), involving either or both of the following operations:<br>(i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound<br>(ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different products by distillation or other means<br>or | | | |

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| | | (b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production. (EPA Licence) or<br>(c) works for the production of hydrogen with a production capacity of more than 100 tonnes per year (EPA Licence). |
| | Coke works | The production, quenching, cutting, crushing and grading of coke. (EPA Licence) |
| | Hydrocarbon storage or production works | The conduct of works or a facility:<br>(a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in aggregate, have a storage capacity exceeding 100$m^3$ (EPA Licence required at more than 2000$m^3$) or<br>(b) for the production of hydrocarbon or hydrocarbon products, being works having a total capacity exceeding 20 tonnes per hour. (EPA Licence) |
| | Petrol stations | The conduct of a petrol station, being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances. (EPA Licence)<br>In this class of development / activity:<br>***petroleum product*** has the same meaning as in the *Petroleum Products Regulation Act 1995.* |
| | Timber preservation works | The conduct of works for the preservation of timber by chemicals, but excluding the preservation by a primary producer of timber for use in the course of primary production carried on by the producer. (EPA Licence) |
| Manufacturing and mineral processing | Abrasive blasting | The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium (otherwise than solely by using blast cleaning cabinets less than 5$m^3$ in volume or totally enclosed automatic blast cleaning units). (EPA Licence) |
| | Hot mix asphalt preparation | The conduct of works at which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials (by heating in a furnace, kiln or other fuel fired plant) for the purposes of producing road building mixtures. (EPA Licence) |
| | Cement works | The conduct of works for the use of *argillaceous* and *calcareous* materials in the production of cement clinker or the grinding of cement clinker. (EPA Licence)<br>In this class of development / activity:<br>***argillaceous*** means having to do with or resembling clay<br>***calcareous*** means having to do with calcium carbonate |
| | Ceramic works | The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories, or glass that are manufactured or are capable of being manufactured in furnaces or kilns fired by any fuel, being works with a total capacity for the production of such products exceeding 100 tonnes per year. (EPA Licence) |
| | Concrete batching works | The conduct of works for the production of concrete or concrete products that are manufactured or are capable of being manufactured by the mixing of cement, sand, rock, aggregate or other similar materials, being works with a total capacity for |

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| | | production of such products exceeding 0.5m$^3$ per production cycle. (EPA Licence) |
| | Drum reconditioning or treatment works | The conduct of works for the cleaning, repairing, reconditioning or other treatment of metal or plastic drums or containers for the purposes of their reuse, including any associated storage facility. (EPA Licence) |
| | Ferrous and non-ferrous metal melting | The melting of ferrous or non-ferrous metal in a furnace or furnaces that alone or in aggregate have the capacity to melt:<br>(a) in excess of 50 but not in excess of 500 kilograms of metal during the normal cycle of operation but excluding facilities more than 500m from residential premises not associated with the works<br>or<br>(b) in excess of 500 kilograms of metal during the normal cycle of operation. (EPA Licence) |
| | Metallurgical works | The conduct of works at which ores are smelted or reduced to produce metal. (EPA Licence) |
| | Mineral works | The conduct of works for processing mineral ores, sands or earths to produce mineral concentrates. (EPA Licence) |
| | Pulp or paper works | The conduct of works at which paper pulp or paper is manufactured or is capable of being manufactured, being works with a total capacity for production of such products exceeding 10 tonnes per year. (EPA Licence required at production exceeding 100 tonnes per year) |
| | Surface coating | The conduct of:<br>(a) works for metal finishing, in which metal surfaces are prepared or finished by means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent (EPA Licence)<br>or<br>(b) works for hot dip galvanising (EPA Licence)<br>or<br>(c) works for spray painting or powder coating with a capacity to use more than 100 litres per day of paint or 10kg per day of dry powder (EPA Licence). |
| | Timber processing works | The conduct of works (other than works at a builders supply yard or a home improvement centre) at which timber is sawn, cut, chipped, compressed, milled or machined, being works with a total processing capacity exceeding 4,000m$^3$ per year. (EPA Licence) |
| | Maritime construction works | The conduct of works for the construction or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures of a mass exceeding 80 tonnes. (EPA Licence) |
| | Vehicle production | The conduct of works for the production of motor vehicles, being works with a production capacity exceeding 2,000 motor vehicles per year. (EPA Licence) |
| | Fibre-reinforced plastic manufacturing | The conduct of facilities for the purposes of manufacturing fibre-reinforced plastic products, but excluding facilities more than 300m from residential premises not associated with the facility. |
| Resource | Waste recovery *(excluding a prescribed approved activity)* | |

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| recovery, waste disposal and related activities | | |
| | Waste recovery facility | The conduct of a *waste recovery facility*, being a depot, works or facility (including, but not limited to, a transfer station or material recovery facility) that, during a 12 month period, receives for *preliminary treatment*, or has the capacity for the *preliminary treatment* of:<br>(a) more than 100 tonnes of solid waste or matter<br>or<br>(b) more than 100 kilolitres of liquid waste or matter<br>prior to its transfer elsewhere for lawful reuse, further treatment or disposal but excluding a prescribed approved activity or an activity in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence)<br>In this class of development / activity:<br>***preliminary treatment*** of waste or matter, includes sorting, aggregating, compacting, baling or packaging the waste or matter as defined in Schedule 1 of the *Environment Protection Act 1993*. |
| | Waste reprocessing *(excluding a prescribed approved activity)* | |
| | Composting works | Being a depot, facility or works with the capacity to treat, during a 12 month period:<br>(a) in the case of works located wholly or partly within a water protection area - more than 200 tonnes of organic waste or matter<br>or<br>(b) in the case of works located wholly outside of a water protection area - more than 1,000 tonnes of organic waste or matter<br>for the production of compost, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| | Scrap metal treatment works | Being a depot, facility or works for the treatment of scrap metal (by processes involving electrically heated furnaces or other fuel burning equipment or by mechanical processes), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| | Tyre waste treatment works | Being a depot, facility or works with the capacity to treat more than 5 tonnes of *tyre waste* during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence)<br>In this class of development / activity:<br>***tyre waste*** means waste comprised of tyres or tyre pieces as defined in Schedule 1 of the *Environment Protection Act 1993.* |
| | Waste lead acid battery treatment works | Being a depot, facility or works with the capacity to treat more than 500 waste lead acid batteries during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has |

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| | provided written confirmation of this to the relevant authority. (EPA Licence) |
| Other waste reprocessing facility | Being a depot, works or facility (other than a waste reprocessing facility specified above) that, during a 12 month period, receives or has the capacity to treat:<br>(a) more than 100 tonnes of solid waste or matter<br>or<br>(b) more than 100 kilolitres of liquid waste or matter<br>for the production of energy or materials that are ready for use (without requiring further treatment), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| Waste disposal *(excluding a prescribed approved activity)* | |
| Landfill depot | Being a depot, facility or works for the disposal of waste to land, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| Liquid waste depot | Being a depot, facility or works for the reception and disposal of liquid waste, or the reception, treatment and disposal of liquid waste, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| Incineration depot | Being a depot, facility or works for the disposal, by incineration, pyrolysis or gasification by high temperature chemical decomposition, or thermal oxidation using fuel burning equipment, of solid waste, a listed waste or quarantine waste (EPA Licence), but excluding:<br>(a) facilities with a processing capacity not exceeding 100 kilograms per hour and more than 500m from residential premises not associated with the facility<br>or<br>(b) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. |
| Wastewater treatment | |
| Wastewater treatment works | Being sewage treatment works, a *CWMS*, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period:<br>(a) in the case of works located wholly or partly within a water protection area - more than 2.5 ML of wastewater (EPA Licence required at more than 5 ML)<br>or<br>(b) in the case of works located wholly outside of a water protection area - more than 12.5 ML of wastewater (EPA Licence required at more than 50 ML). |
| Activities involving listed wastes | |
| Activity producing listed waste | The conduct of an activity in which a *listed waste* is |

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| | | produced as waste or becomes waste, but excluding any of the following:<br><br>(a) a domestic activity<br>(b) retail pharmacy<br>(c) medical practice (other than the practice of pathology)<br>(d) nursing practice<br>(e) dental practice<br>(f) veterinary practice<br>(g) the conduct of a nursing home or other residential aged care facility<br>(h) the conduct of an immunisation clinic<br>(i) the conduct of a hospital with capacity of fewer than 40 beds<br>(j) a *prescribed industrial activity*<br>(k) an activity in which the waste produced is lawfully disposed of to a sewer<br>(l) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.<br>(EPA Licence)<br><br>In this class of development / activity:<br><br>***prescribed industrial activity*** - means any of the following:<br><br>(a) building work<br>(b) carpentry or joinery<br>(c) film processing<br>(d) plumbing or gas fitting<br>(e) dry cleaning<br>(f) primary or secondary school education<br>(g) agriculture or horticulture<br>(h) french polishing<br>(i) manufacturing jewellery<br>(j) painting or decorating<br>(k) panel beating and associated spray painting<br>(l) an activity that results in the production of less than 50 000 litres of waste oil per year<br>(m) an activity authorised by a lease or licence under the *Mining Act 1971, the Petroleum and Geothermal Energy Act 2000 or the Roxby Downs (Indenture Ratification) Act 1982* where the waste is lawfully disposed of to land and contained within the area of the lease or licence<br>(n) an activity authorised by a lease under the *Mining Act 1971* where the waste is lawfully disposed of to land and contained within the area of a miscellaneous purposes licence under that Act adjacent to the area of the lease. | | | |
| Reception or storage of listed waste | The conduct of a depot, facility or works for the reception or storage of a *listed waste*, but excluding the following:<br><br>(a) the temporary on-site storage of such waste while awaiting transport to another place<br>(b) an activity consisting only of storing or distributing goods, in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority<br>(c) the reception or storage by a council or hospital of medical waste produced in the course of a *prescribed medical activity*<br>(d) the reception or storage by a retail pharmacy of *personal sharps waste*, *pharmaceutical waste* or other medical waste, in connection with a return system for such waste.<br>(EPA Licence)<br><br>In this class of development / activity:<br><br>***personal sharps waste*** means medical sharps that have been used in a domestic situation for medical purposes | | | | |

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| | | ***pharmaceutical waste*** means waste comprised of medicines or other pharmaceutical products<br><br>***prescribed medical activity*** - means any of the following:<br><br>(a) a medical practice other than:<br>(i) medical practice at a hospital<br>or<br>(ii) the practice of pathology<br>(b) nursing practice other than at a hospital<br>(c) dental practice other than at a hospital<br>(d) operating a nursing home<br>(e) veterinary practice<br>(f) operating a hospital with a capacity of less than 40 beds<br>(g) operating an immunisation clinic. |
| | Treatment of listed waste | The conduct of a depot, facility or works for the treatment of a *listed waste*, or *wastewater* containing a listed waste, by immobilising, stabilising or sterilising the waste by any process (before its further treatment or disposal), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors that a referral is not necessary and has provided written confirmation of this to the relevant authority. (EPA Licence) |
| Activities in specified areas | Brukunga Mine Site | The management of the abandoned Brukunga mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges. (EPA Licence) |
| | Discharge of stormwater to underground aquifer | Discharge of stormwater from a catchment area exceeding 1 hectare to an underground aquifer by way of a well or other direct means where the stormwater drains to the aquifer from:<br><br>(a) land or premises on which a business is carried on in the council area of the City of Mount Gambier<br>or<br>(b) a stormwater drainage system in the council area of the City of Mount Gambier<br>or<br>(c) a stormwater drainage system in Metropolitan Adelaide.<br>(EPA Licence) |
| Animal husbandry, aquaculture and other activities | Feedlots | Carrying on an operation for holding in a confined yard or area and feeding principally by mechanical means or by hand:<br><br>(a) not less than an average of 500 cattle (EPA Licence), or 4,000 sheep or goats per day over any period of 12 months<br>or<br>(b) where the yard or area is situated in a water protection area - not less than an average of 200 cattle (EPA Licence), or 1,600 sheep or goats per day over any period of 12 months<br><br>but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding. |
| | Aquaculture or Fish Farming | The land based propagation or rearing of marine, estuarine or fresh water fish or other marine or freshwater organisms that involves the discharge of wastewater into marine or inland waters, or onto land but excluding where wastewater is discharged to an approved wastewater management system. |
| | Saleyards | The commercial conduct of yards at which cattle, sheep or other animals are gathered or confined for the purpose of their sale, auction or exchange, including associated transport loading facilities, being yards with a throughput exceeding 50,000 sheep |

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| | | equivalent units per year [sheep equivalent units: 1 sheep or goat = 1 unit, 1 pig (< 40kg) = 1 unit, 1 pig (> 40kg) = 4 units, 1 cattle (< 40kg) = 3 units, 1 cattle (40-400kg) = 6 units, 1 cattle (> 400kg) = 8 units]. (EPA Licence) |
| | Piggeries | The conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of:<br>(a) in the case of a piggery located wholly outside of a water protection area - 1,300 or more *standard pig units* (EPA Licence required at 6500 or more standard pig units)<br>or<br>(b) in the case of a piggery located wholly or partly within a *water protection area* - 130 or more *standard pig units*. (EPA Licence required at 650 or more standard pig units)<br>In this class of development / activity:<br>***standard pig units*** is a unit of measurement of pigs determined:<br>(a) by reference to clause 4.3 of the *National Environmental Guidelines for Piggeries 2010* (second edition (revised)) prepared by Australian Pork Limited<br>or<br>(b) in a manner approved by the Environment Protection Authority and published on a website determined by the Environment Protection Authority. |
| | Poultry farms | The keeping of *poultry* in confined or roofed structure(s) exceeding 1,000m$^2$ (EPA Licence required for the growing of *poultry* meat only where the total area of the sheds or structures used to keep the *poultry* is 13,500m$^2$ or more.<br>In this class of development / activity:<br>***poultry*** means chicken, turkey, guinea fowl, duck, geese, pheasants, quail, squab (pigeons), muttonbirds or other avian species but does not include ratites. |
| | Dairies | Carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time in a *water protection area*. |
| Food production and animal and plant product processing | Meat processing works | The conduct of slaughtering works for commercial purposes for the production of meat or meat products for human or animal consumption, being:<br>(a) in the case of poultry or poultry meat products - works with a rate of production exceeding 100 tonnes per year (EPA Licence required at rate of production exceeding 200 tonnes per year)<br>or<br>(b) in the case of any other animal meat or animal meat products - works with a rate of production exceeding 50 tonnes per year. (EPA Licence required at rate of production exceeding 100 tonnes per year) |
| | Breweries and cideries | The conduct of works for the production of beer (EPA Licence only for beer production), cider or any other alcoholic beverage (excluding wine and spirits) by infusion, boiling or fermentation, being works with a production capacity exceeding 5,000 litres per day. |
| | Fish processing | The conduct of works for scaling, gilling, gutting, filleting or otherwise *processing fish* for sale (EPA Licence), but excluding:<br>(a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS<br>or |

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| | (b) works with a processing output of less than 2 tonnes per year where wastewater is disposed of otherwise than to a sewer or CWMS<br>or<br>(c) processing of *fish* only in the course of a business of selling *fish* by retail.<br><br>In this class of development / activity:<br><br>***fish*** has the same meaning as in the *Fisheries Management Act 2007*<br><br>***processing fish*** does not include freezing, chilling or packing the fish. |
| Milk processing works | The conduct of works at which milk is separated, evaporated or otherwise processed for the manufacture of evaporated or condensed milk, cheese, butter, ice cream or other similar dairy products, being works at which milk is processed at a rate exceeding 5ML per year. (EPA Licence) |
| Produce processing works | The conduct of works for processing any agricultural crop material being:<br><br>(a) works for the processing of agricultural crop material by deep fat frying, roasting or drying through the application of heat with a processing capacity exceeding 30kg per hour (EPA Licence)<br>or<br>(b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS. (EPA Licence) |
| Rendering and fat extraction works | The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter, being works with a total processing capacity exceeding 25 kg per hour. (EPA Licence required at processing capacity exceeding 250 kilograms per hour) |
| Curing or drying works | The conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke:<br><br>(a) with a total processing capacity of between 25kg and 250kg per hour but excluding works that are more than 200m from residential premises not associated with the works<br>or<br>(b) with a total processing capacity exceeding 250kg per hour. (EPA Licence) |
| Tanneries or fellmongeries | The conduct of works for the commercial preservation or treatment of animal skins or hides being works processing more than 5 tonnes of skins or hides per year, but excluding:<br><br>(a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas<br>or<br>(b) the processing of skins or hides in the course of taxidermy.<br>(EPA Licence) |
| Woolscouring or wool carbonising works | The conduct of works for the commercial cleaning or carbonising of wool, but excluding cleaning or carbonising of wool in the course of handicraft activities where the wool is further processed for sale by retail. (EPA Licence) |
| Wineries or Distilleries | The conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 50 tonnes of grapes or other produce are processed per year, but excluding |

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| | | works for bottling only. (EPA Licence required for wineries or distilleries processing more than 50 tonnes of grapes or other produce per year in the Mt Lofty Ranges Water Protection Area or processing more then 500 tonnes of grapes or other produce per year outside of the Mt Lofty Ranges Water Protection Area) |
| Materials handling and transportation | Bulk shipping facilities | The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any wharf or wharf side facility (including sea-port grain terminals), being facilities handling or capable of handling these materials into or from vessels at a rate:<br>(a) of between 10 tonnes and 100 tonnes per day, excluding facilities that are more than 300m from residential premises not associated with the facility<br>or<br>(b) exceeding 100 tonnes per day. (EPA Licence) |
| | Bulk storage | The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility at a rate exceeding 100 tonnes per day, excluding facilities more than 300m from residential premises not associated with the facility. |
| | Railway operations | The conduct of any of the following activities associated with a *railway*:<br>(a) the construction or operation of *rail infrastructure*<br>(b) the operation of *rolling stock* on a *railway*<br>(c) other activities conducted on *railway land* (EPA Licence required for the above activities but not the following exclusions)<br>but excluding:<br>(d) any activities associated with any of the following:<br>(i) a *railway* with a track gauge that is less than 600mm<br>(ii) a *railway* in a mine which is underground or predominantly underground and used in connection with the performance of mining operations<br>(iii) a slipway<br>(iv) a crane-type runway<br>(v) a *railway* used solely for the purposes of horse-drawn trams<br>(vi) a *railway* used solely for the purposes of static displays<br>(vii) a *railway* at an amusement park used solely for the purposes of an amusement structure<br>(viii) the transfer of freight into or onto, and unloading of freight from, *rolling stock*<br>(ix) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.<br>In this class of development / activity:<br>***rail infrastructure*** means infrastructure associated with the operation of a railway and includes (but is not limited to) railway track, associated track structures, over or under track structures, supports, tunnels, bridges, stations, platforms, train control systems, signalling systems, communication systems, electric traction infrastructure and buildings, but does not include any workshop or repair facility<br>***railway*** means a guided system designed for the |

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| | movement of rolling stock which has the capability of transporting passengers, freight or both on a railway track, together with its infrastructure and associated sidings or crossing, or passing loops, and includes a railway in a marshalling yard or a passenger or freight terminal<br><br>***railway land*** means any of the following:<br><br>(a) land within a rail corridor or rail reserve, including any associated sidings<br>(b) railway yards<br>(c) other land over which a railway track passes<br><br>***rolling stock*** means a vehicle (whether or not self-propelled) that operates on or uses a railway track, but does not include a vehicle designed to operate both on and off a railway track when the vehicle is not operating on a railway track<br><br>Examples of rolling stock - A locomotive, carriage, rail car, rail motor, light rail vehicle, train, tram, light inspection vehicle, road/rail vehicle, trolley, wagon. |
| Crushing, grinding or milling | Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of any of the following:<br><br>(a) chemicals or rubber at a rate:<br>(i) of between 1 tonne and 100 tonnes per year, excluding facilities that are more than 500m from residential premises not associated with the facility<br>or<br>(ii) in excess of 100 tonnes per year (EPA Licence)<br>(b) agricultural crop products at a rate:<br>(i) of between 50 tonnes and 500 tonnes per year, excluding facilities that are more than 300m from residential premises not associated with the facility<br>or<br>(ii) in excess of 500 tonnes per year (EPA Licence)<br>but excluding non-commercial processing for on farm use<br>(c) rock, ores or minerals at a rate:<br>(i) of between 100 tonnes and 1,000 tonnes per year, excluding facilities that are more than 500m from residential premises not associated with the facility<br>or<br>(ii) in excess of 1,000 tonnes per year (EPA Licence)<br>but excluding processing of wet sand. |
| Dredging | The conduct of capital dredging being the excavation of more than $10m^3$ of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means and any associated disposal of dredged material to land or waters (EPA Licence), but excluding any of the following:<br><br>(a) *maintenance dredging*<br>(b) works associated with the establishment of a visual aid<br>(c) any lawful fishing or recreational activity<br><br>In this class of development / activity:<br><br>***marine waters*** has the same meaning as in Section 3 of *Environment Protection Act 1993*.<br><br>***maintenance dredging*** means the excavation of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means for the purpose of maintaining a previously dredged (approved) depth, width and area in marine or inland waters. |
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| | Coal handling and storage | The handling of coal or carbonaceous material by any means or the storage of coal, coke or carbonaceous reject material at facilities with a total handling capacity exceeding 100 tonnes per day or a storage capacity exceeding 5,000 tonnes. (EPA Licence) |
| | Extractive industries | The conduct of operations involving extraction, or extraction and processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or any other manner), of sand, gravel, stone, shell, shale, clay or soil, being operations with an extraction production rate exceeding 100,000 tonnes per year. (EPA Licence) |
| Other | Aerodromes | The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for:<br>(a) more than 200 flight movements per year, excluding facilities more than 3km from residential premises not associated with the facilities<br>or<br>(b) more than 2000 flight movements per year in any case. (EPA Licence for aerodromes used for more than 20000 flight movements per year) |
| | Fuel burning | The conduct of works or facilities involving the use of fuel burning equipment, including flaring (other than flaring at hydrocarbon storage or production works that do not have a total storage capacity or total production rate exceeding the levels respectively specified in 'Hydrocarbon storage or production works' above) or incineration, where the equipment alone or in aggregate is capable of burning combustible matter:<br>(a) a rate of heat release exceeding 5MW (EPA Licence)<br>or<br>(b) at a rate of heat release exceeding 500KW and the products of combustion are used:<br>(i) to stove enamel (EPA Licence)<br>or<br>(ii) to bake or dry any substance that on heating releases dust or air impurities. (EPA Licence) |
| | Helicopter landing facilities | The conduct of facilities designed for the arrival and departure of helicopters, but excluding:<br>(a) facilities that are more than 3km from residential premises not associated with the facilities (EPA Licence required for helicopter landing facilities situated within 1km of residential premises not associated with the facilities)<br>or<br>(b) facilities at the site of an activity authorised under the Mining *Act 1971, the Petroleum and Geothermal Energy Act 2000,* the *Petroleum (Submerged Lands) Act 1982* or the *Roxby Downs (Indenture Ratification) Act 1982*. |
| | Marinas and boating facilities | The conduct of facilities comprising pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for:<br>(a) 50 or more powered vessels at any 1 time (EPA Licence)<br>or<br>(b) works for the repair or maintenance of vessels with the capacity to handle 5 or more vessels at any one time or vessels 12m or more in length (EPA Licence). |
| | Motor racing or testing venues | The conduct of facilities designed and used for motor vehicle competitions or motor vehicle speed or performance trials, but excluding facilities that are |

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| | situated more than 3km from residential premises not associated with the facilities. (EPA Licence required for facilities that are situated 200 metres or less from residential premises not associated with the facilities) |
| Shooting ranges | The conduct of facilities for shooting competitions, practice or instruction (being shooting involving the propulsion of projectiles by means of explosion), but excluding facilities that are more than 3km from residential premises not associated with the facilities. (EPA Licence required for outdoor facilities only that are situated 200 metres or less from residential premises not associated with the facilities) |
| Desalination plants | The conduct of a desalination plant being a plant for the production of desalinated water that has a production capacity exceeding 200 kilolitres of desalinated water per day, and includes:<br>(a) an *underground desalination plant*<br>(b) a number of *underground desalination plants* within any 1 square kilometre area that, in aggregate, have a production capacity exceeding 200 kilolitres of desalinated water per day (EPA Licence)<br>but does not include:<br>(c) a plant that disposes of all of its wastewater to a wastewater management system that is the subject of a licence<br>or<br>(d) a plant that produces 2 megalitres or less of wastewater per year.<br>In this class of development / activity:<br>***underground desalination plant*** means a plant having a system comprised of a borehole, submersible pump and associated equipment for the desalination below the ground of underground water<br>***underground water*** means water occurring naturally under the ground or introduced to an aquifer or other area under the ground. |
| Discharges to marine or inland waters | The conduct of operations (other than a desalination plant referred to above) involving discharges into marine waters or inland waters where:<br>(a) the discharges:<br>(i) raise the temperature of the receiving waters by more than 2 degrees Celsius at any time at a distance of 10m or more from the point of discharge<br>or<br>(ii) contain antibiotic or chemical water treatments<br>and<br>(b) the total volume of the discharges exceeds 50kl per day. (EPA Licence) |
| Saline water discharge | An activity involving the discharge to land, surface water or underground water of more than 0.5Ml of water per day containing more than 1500mg of total dissolved solids per litre. |
| Cremation or incineration of human or animal remains | The conduct of a facility for the cremation or incineration of *human or animal remains* by means of thermal oxidation using fuel burning equipment. (EPA Licence)<br>In this class of development / activity:<br>***human or animal remains*** does not include any of the following:<br>(a) medical waste<br>(b) cytotoxic wastes<br>(c) quarantine waste |

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| | | ***Cytotoxic wastes*** means waste that is toxic to living things. | | | |
| Land division | Land division | Land division creating 1 or more additional allotments for residential purposes within 500 metres of land used as a landfill waste depot. | Section 57 of *Environment Protection Act 1993* sets out criteria to be considered by the EPA in relation to the assessment of development applications. This head power also links to other statutory criteria in the *Environment Protection (Air Quality) Policy 2016*, *Environment Protection (Commercial and Industrial Noise) Policy 2023*, *Environment Protection (Waste to Resources) Policy 2010* and *the Environment Protection (Water Quality) Policy 2015*. | To provide expert technical assessment and advice to the relevant authority on the appropriateness of further residential opportunities being established within close proximity to landfill waste depots, due to potential health and safety impacts. | Development of a class to which Schedule 9 clause 3 item 23 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Site contamination | Change in the use of land to a more sensitive use. | Change in the use of land to a more sensitive use on land at which site contamination exists or may exist as a result of one of the following:<br>(a) class 1 activity (including where a class 1 activity exists or previously existed on adjacent land)<br>(b) class 2 activity and the proposed use is a sensitive use<br>or<br>Change in the use of land to a more sensitive use on land where one or more of the following applies:<br>(a) that is the subject of a notation on the relevant title under section 103P of the Environment Protection Act 1993 that a site contamination audit report has been prepared;<br>(b) subject to a notification of site contamination of underground water (known as a section 83A notification under the Environment Protection Act 1993), or where such a notification exists on adjacent land, shown on the South Australian Property and Planning Atlas;<br>(c) located within a Groundwater Prohibition Area as shown on the South Australian Property and Planning Atlas<br>No referral is required where, in relation to the subject land:<br>(a) a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which concludes one or more of the following:<br>(i) site contamination does not exist (or no longer exists) at the land<br>(ii) the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>(iii) where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)<br>(b) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report | Site Contamination General Development Policies and Section 57 of Environment Protection Act 1993 that sets out criteria to be considered by the EPA in relation to the assessment of development applications. | To provide direction to the relevant authority on whether they must consider the advice of either a site contamination consultant or site contamination auditor regarding site suitability, including through the imposition of conditions of planning consent. | Development of a class to which Schedule 9 clause 3 item 9A of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| | Land Division | Subject to clause 1(4) of Schedule 9 of the Planning, | Site Contamination General | To provide direction to | Development of a |

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| | | Development and Infrastructure (General) Regulations 2017, development involving the division of land if—<br>(a) Schedule 8 clause 2A(1)(b) applies to the application in respect of the development; and<br>(b) site contamination exists or may exist at the land because of 1 or more of the following circumstances:<br>(i) a class 1 activity has been conducted on the land or on adjacent land;<br>(ii) a class 2 activity has been conducted on the land;<br>(iii) the land or adjacent land is the subject of a section 83A notification under the *Environment Protection Act 1993* that appears on the South Australian Property and Planning Atlas;<br>(iv) the land is within a groundwater prohibition area that appears on the South Australian Property and Planning Atlas;<br>(v) the land is the subject of a notation on the certificate of title for the land under section 103P of the *Environment Protection Act 1993* that a site contamination audit report has been prepared. | Development Policies and Section 57 of *Environment Protection Act 1993* that sets out criteria to be considered by the EPA in relation to the assessment of development applications. | the relevant authority on whether they must consider the advice of either a site contamination consultant or site contamination auditor regarding site suitability, including through the imposition of conditions of planning consent. | class to which Schedule 9 clause 3 item 9AB of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Part 9.2 Referral Body: Relevant authority under the Landscape South Australia Act 2019.

## Referral Body: Relevant authority under the *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.

| Class of Development / Activity | | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Dams | Except where located within the River Murray Flood Plain Protection Area Overlay, River Murray Tributaries Protection Area, Prescribed Surface Water Overlay, Prescribed Watercourse Overlay, Prescribed Water Resources Area Overlay, Mount Lofty Ranges Catchment (Area 1) Overlay or the Mount Lofty Ranges Catchment (Area 2) Overlay, development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing:<br>(a) over land<br>or<br>(b) in a watercourse that is not prescribed. | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan, water affecting activities control policy, or regional landscape plan or equivalent. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial Forestry | Development that involves a change in use of land for the purposes of undertaking commercial forestry for which a permit would be required under section 104(4)(k) of the *Landscape South Australia Act 2019*. | To provide expert assessment and direction to the relevant authority on potential impacts from such development on water resources. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Part 9.3 Referral Body: Technical Regulator

## Referral Body: Technical Regulator

| Class of Development / Activity | | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Building near powerlines | Development that involves the construction of a building where a declaration has not been given under Schedule 8 clause 6 of the *Planning, Development and Infrastructure (General) Regulations 2017*, other than where the development is a building that is intended only to house, or that constitutes, electricity infrastructure (within the meaning of the *Electricity Act 1996*) or is limited to:<br>(a) an internal alteration of a building<br>or<br>(b) an alteration to the walls of a building but not so as to alter the shape of the building. | To provide expert technical assessment and direction to the relevant authority on:<br>- potential impacts of development on electricity infrastructure<br>- potential safety issues relating to development in close proximity to electricity infrastructure. | Development of a class to which Schedule 9 clause 3 item 18 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

### Part 9.4 Referral Body: Minister responsible for the administration of the Aquaculture Act 2001

### Referral Body: Minister responsible for the administration of the *Aquaculture Act 2001*

| Class of Development / Activity | | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Aquaculture development | Aquaculture development, other than development which involves an alteration to an existing or approved development which in the opinion of the relevant authority is minor in nature. | To provide expert technical assessment and direction to the relevant authority on matters which may impact upon the associated aquaculture leases and/or licences, and any other existing aquaculture leases and/or licences within the region, and aquaculture zone policies under the *Aquaculture Act 2001*. | Development of a class to which Schedule 9 clause 3 item 19 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

## Part 10 - Significant Trees

### Notes: Declared Trees

Pursuant to Section 68 of the Planning, Development and Infrastructure Act 2016, the following trees or stand of trees have been declared as significant by the Planning and Design Code.

### Adelaide

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| Naval, Military and Airforce Club, 282 – 300 Angas Street | Adelaide | 5623/432 | 19.6m from right hand boundary, 7m from kerb on Hutt Street | Araucaria bidwillii, Bunya bunya pine | i, vi |
| Naval, Military and Airforce Club, 282 – 300 Angas Street | Adelaide | 5623/432 | 12.2m from right hand boundary, 11.5m from kerb on Hutt Street | Lagunaria patersonii, Pyramid tree | i, vi |
| Naval, Military and Airforce Club, 282 – 300 Angas Street | Adelaide | 5623/432 | 38.4m from right hand boundary, 9.3m from kerb on Hutt Street | Araucaria cunninghamii, Hoop pine, Moreton Bay pine | i, vi |
| 165-179 Archer Street (175) (also known as 55 Walter Street) | North Adelaide | 5861/687, 5708/488 | 4m from right hand boundary, 30m from kerb | Phoenix canariensis, Canary date palm | i, vi |
| 22-30 Bagot Street | North Adelaide | 5007/331 | 1.5m from right hand boundary, 30m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 111-113 Brougham Place | North Adelaide | 5790/36 | 15.7m from right hand boundary, 18m from kerb | Celtis occidentalis, Hackberry, sugarberry | i, vi |
| 118-120 Brougham Place | North Adelaide | 5063/174, (5063/167) | 4m from right hand boundary, 28m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 28A-30 Barnard Street | North Adelaide | 5856/780 | 7.5m from right hand boundary, 42.4m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 31-39 Barnard Street | North Adelaide | 5774/428 | 22m from right hand boundary, 12m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 68-70 Barnard Street | North Adelaide | 5790/985 | 1m from right hand boundary, 50m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 101-113 Barnard Street | North Adelaide | 5744/220 | 14m from right hand boundary, 4m from kerb | Bauhinia sp. | i, vi |
| 117-119 Barnard Street | North Adelaide | 5846/893 | 6m from right hand boundary, 18.5m from kerb | Melia azedarach, White cedar | i, vi |
| 118-120 Barnard Street | North Adelaide | 5475/242 | 16m from right hand boundary, 15m from kerb | Agonis flexuosa, Willow-myrtle | i, vi |
| 173-177 Barton Terrace West (also known as 174 Barton Terrace West) | North Adelaide | 5530/746 | 4m from right hand boundary, 6m from kerb | Lophostemon confertus, Queensland box brush | i, vi |
| 169-172 Barton Terrace West | North Adelaide | 5017/307 | 30m from right hand boundary, 20m from kerb | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 27-29 Boulton Street | North Adelaide | 5285/209, 5293/66 | 1m from right hand boundary, 22m from kerb | Fraxinus oxycarpa, Desert ash | i, vi |
| 21-26 Brougham Place | North Adelaide | 5116/436 | 15.4m from right hand boundary, 7.4m from kerb on Ward Street | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street) | North Adelaide | 5360/495 | 4.5m from right hand boundary, 43.6m from kerb on Brougham Place | Celtis occidentalis, Hackberry, sugarberry | i, vi |
| Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street) | North Adelaide | 5360/495 | 90m from right hand boundary, 16m from kerb on Brougham Place | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street) | North Adelaide | 5360/495 | 91m from right hand boundary, 20m from kerb on Brougham Place | Erythrina caffra, Straiht coral tree, South African kaffir boom | i, vi |
| Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street) | North Adelaide | 5360/495 | 4m from right hand boundary, 37.6m from kerb on Brougham Place | Araucaria heterophylla, Norfolk Island pine | i, vi |
| 75-80 Brougham Place | North Adelaide | 5112/961 | 4m from right hand boundary, 8m from kerb | Dracaena draco, Dragon tree | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 161-167 Brougham Place | North Adelaide | 5735/621 | 1m from right hand boundary, 9m from kerb on Brougham Place | Platanus x acerifolia, London plane | i, vi |
| 161-167 Brougham Place | North Adelaide | 5735/621 | 8m from right hand boundary, 6m from kerb on Brougham Place | Celtis occidentalis, Hackberry, sugarberry | i, vi |
| Parkview Townhomes,168 Brougham Place | North Adelaide | 5295/387 | 6m from right hand boundary, 9m from kerb | Cedrus deodara, Deodar, Himalayan cedar | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 53m from right hand boundary, 10m from kerb on Brougham Place | Ulmus glabra 'Lutescans', Golden elm | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 1.5m from right hand boundary, 34m from kerb on Brougham Place | Jacaranda mimosifolia, Jacaranda | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994, 5852/548 | 89m from right hand boundary, 9m from kerb on Brougham Place | Jacaranda mimosifolia, Jacaranda | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 36m from right hand boundary, 9m from kerb on Brougham Place | Jacaranda mimosifolia, Jacaranda | i, vi |
| St Ann's College, 186-190 Brougham Place, North Adelaide (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 1m from right hand boundary, 43m from kerb on Brougham Place | Brachychiton populneus, Kurrajong | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 38m from right hand boundary, 39.5m from kerb on Brougham Place | Jacaranda mimosifolia, Jacaranda | i, vi |
| St Ann's College,186-190 Brougham Place (also known as 292-300 Melbourne Street) | North Adelaide | 5772/994 5852/548 | 10m from right hand boundary, 15m from kerb on Brougham Place | Cupressus sempervirens 'Stricta', Roman or upright Italian cypress | vi |
| 191-195 Brougham Place | North Adelaide | 5787/644 | 3m from right hand boundary, 6m from kerb | Brachychiton acerifolia, Illawarra Flame Tree | i, vi |
| 217-220 Brougham Place | North Adelaide | 984/123 | 6m from right hand boundary, 7m from kerb | Chamaerops humilis, Dwarf fan-palm, mediterranean palm | i, vi |
| 217-220 Brougham Place | North Adelaide | 984/123 | 13m from right hand boundary, 7m from kerb | Chamaerops humilis, Dwarf fan-palm, mediterranean palm | i, vi |
| 68-74 Buxton Street (72) | North Adelaide | 5284/62 | 23.5m from right hand boundary, 43m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 77-95 Buxton Street (85) (also known as 4-14 Figtree Court, 1-3 Rosman Court) | North Adelaide | 5053/709 | 40m from right hand boundary, 45m from kerb | Ficus macrophylla, Moreton Bay fig | i, vi |
| St Lawrences Church, 122-150 Buxton Street (also known as 121-139 Hill Street) | North Adelaide | 5811/436, (5451/445) | 64m from right hand boundary, 8m from kerb on Buxton Street | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| St Lawrences Church, 122-150 Buxton Street (also known as 121-139 Hill Street) | North Adelaide | 5811/436, (5451/445) | 75m from right hand boundary, 8m from kerb on Buxton Street | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Grey Ward Children's Centre, Off 1-15 Chatham Street | Adelaide | 5493/753 | 7m from right hand boundary, 30m from kerb on Wright Street | Ficus microcarpa, Laurel fig | i, vi, |
| 28-30 Childers Street | North Adelaide | 5038/625 | 4m from right hand boundary, 48m from kerb | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 45-47 Childers Street | North Adelaide | 5816/472 | 12m from right hand boundary, 70m from kerb | Brachychiton populneus, Kurrajong | i, vi |
| 50 Childers Street | North Adelaide | 5877/979 | 7m from right hand boundary, 41.5m from kerb | Araucaria heterophylla, Norfolk Island pine | i, vi |
| 108 Childers Street (also known as 2-8 Hack Street) | North Adelaide | 5136/30 | 3m from right hand boundary, 35m from kerb | Fraxinus oxycarpa, Desert ash | i, vi |
| 122-124 Childers Street | North Adelaide | 5124/926 | 0.5m from right hand boundary, 12.5m from kerb | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| 122-124 Childers Street | North Adelaide | 5124/926 | 0.5m from right hand boundary, 15.5m from kerb | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| 122-124 Childers Street | North Adelaide | 5124/926 | 0.5m from right hand boundary, 9.5m from kerb | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| 151-155 (153) Childers Street | North Adelaide | 5804/224, 5845/885 | 4m from right hand boundary, 10m from kerb | Cedrus deodara, Deodar, Himalayan cedar | i, vi |
| 166-170 Childers Street | North Adelaide | 5066/578 | 8.5m from right hand boundary, 15m from kerb | Camphor officinarium, Camphor Lourel | i, vi |
| Kumanka, 202-220 Childers Street (206) | North Adelaide | 5446/521 | 29m from right hand boundary, 46m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 13-19 Dunn Street | North Adelaide | 5007/73 | 1m from right hand boundary, 36m from kerb | Olea europaea, Common olive | i, vi |
| 89 East Terrace | Adelaide | 5207/683 | 1m from right hand boundary, 5m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 91 East Terrace | Adelaide | 5172/10 | 17m from right hand boundary, 24m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 91 East Terrace | Adelaide | 5172/10 | 3m from right hand boundary, 5m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 91 East Terrace | Adelaide | 5172/10 | 12m from right hand boundary, 7m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 91 East Terrace | Adelaide | 5172/10 | 2m from right hand boundary, 5m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street) | Adelaide | 5518/1 | 12.5m from right hand boundary, 7m from kerb | Quercus ilex, Holm oak, holly oak | i, vi |
| Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street) | Adelaide | 5518/1 | 54m from right hand boundary, 41m from kerb | Schinus molle var. areira, Pepper tree | i, iii, vi |
| Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street) | Adelaide | 5518/1 | 24m from right hand boundary, 14.5m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street) | Adelaide | 5518/1 | 54m from right hand boundary, 51m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street) | Adelaide | 5518/1 | 38m from right hand boundary, 8m from kerb | Araucaria cunninghamii, Hoop pine, Moreton Bay pine | i, vi |
| 176-180 East Terrace | Adelaide | 5781/291 | 4m from right hand boundary, 6m from kerb on northern frontage | Arbutus unedo, Strawberry tree | i, vi |
| 217-219 East Terrace (also known as 1-9 Wilson Street) | Adelaide | 5482/783 | On right hand boundary, 44.5m from kerb on East Terrace | Brachychiton populneus, Kurrajong | i, vi |
| 232-247 East Terrace (233) | Adelaide | 5028/835 | 4m from right hand boundary, 6.3m from kerb on northern frontage | Lagunaria patersonii, Pyramid tree | i, vi |
| 232-247 East Terrace (240) | Adelaide | 5028/835 | 40m from right hand boundary, 6.5m from kerb on northern frontage | Brachychiton sp. | i, vi |
| 232-247 East Terrace (240) | Adelaide | 5028/835 | 49.5m from right hand boundary, 6.5m from kerb on northern frontage | Brachychiton sp. | i, vi |
| 248-253 East Terrace | Adelaide | 5256/16 | 7.5m from right hand boundary, 22.3m from kerb | Syzygium australe syn. Paniculatum, Brush cherry, , scrub-cherry, creek lilly-pilly | i, iii, vi |
| 18-20 Finniss Court | Adelaide | 5133/559 | 8m from right hand boundary, 15m from kerb on Finniss Court | Celtis occidentalis, Hackberry, sugarberry | i, vi |
| 14-24 Finniss Street | North Adelaide | 5343/156 5343/157 | 23m from right hand boundary, 4m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 42 Finniss Street | North Adelaide | 5395/312 | 2m from right hand boundary, 5m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 42 Finniss Street | North Adelaide | 5395/312 | 2m from right hand boundary, 5m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 42 Finniss Street | North Adelaide | 5395/312 | 2m from right hand boundary, 5m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Kathleen Lumley College, Voting Records, 51 Finniss Street | North Adelaide | 1702/33, 5872/319 | 37m from right hand boundary, 40m from kerb on Finniss Street | Platanus x acerifolia, London plane | i, vi |
| Kathleen Lumley College, Voting Records, 51 Finniss Street | North Adelaide | 1702/33, 5872/319 | 70m from right hand boundary, 30m from kerb | Ulmus parvifolia, Chinese elm | i, vi |
| 82-86 Finniss Street | North Adelaide | 5679/149 | 7m from right hand boundary, 10m from kerb on Finniss Street | Cedrus atlantica 'Glauca', Blue atlas cedar | i, vi |
| St Mary's Dominican Convent, 255 – 299 Franklin Street | Adelaide | 5842/466 | 90m from right hand boundary, 40m from kerb | Cupressus macrocarpa, Monterey cypress | i, vi |
| 89 Gilles Street | Adelaide | 5494/502 | 6m from right hand boundary, 40m from kerb | Schinus molle var. areira, Pepper tree | i, iii, vi |
| 413-427 Gilles Street (427) | Adelaide | 5035/692 (5035/691) | 50m from right hand boundary, 5m from kerb | Eucalyptus nicholii, Narrow-leaf black peppermint, willow-leaf | i, vi |
| 424-428 Gilles Street | Adelaide | 5278/435 | 20m from right hand boundary, 6m from kerb | Eucalyptus camaldulensis, River red gum | i, ii, iii, v, vi |
| 430-438 Gilles Street (vacant block to east of 432) | Adelaide | 5109/127 | 4m from right hand boundary, 6m from kerb | Eucalyptus cladocalyx, Sugar gum | i, iv, vi |
| 430-438 Gilles Street (432) | Adelaide | 5109/127 | 22m from right hand boundary, 40m from kerb | Pinus halepensis, Aleppo pine | i, vi |
| 430-438 Gilles Street (432) | Adelaide | 5109/127 | 1m from right hand boundary, 40m from kerb | Ficus macrophylla, Moreton Bay fig | i, vi |
| North Adelaide Primary School, 57-59 Gover Street | North Adelaide | 3288/190 | 50m from right hand boundary, 6m from kerb | Araucaria heterophylla, Norfolk Island pine | i, vi |
| North Adelaide Primary School, 57-59 Gover Street | North Adelaide | 3288/190 | 35m from right hand boundary, 35m from kerb | Fraxinus oxycarpa, Desert ash | i, vi |
| North Adelaide Primary School, 57-59 Gover Street | North Adelaide | 3288/190 | 30m from right hand boundary, 35m from kerb | Erythrina indica, Indian coral-tree | i, vi |
| 211-215 Gover Street | North Adelaide | 5742/137 | 11m from right hand boundary, 8m from kerb | Robinia pseudoacacia, Black locust, false-acacia | i, vi |
| 211-215 Gover Street | North Adelaide | 5742/137 | 1.5m from right hand boundary, 14m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 100-104 Hill Street | North Adelaide | 5315/338 | 3.5m from right hand boundary, 9m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 106-108 Hill Street | North Adelaide | 5775/620 | 0.5m from right hand boundary, 17m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 35 Hurtle Square | Adelaide | 5856/49 | 5.5m from right hand boundary, 33.8m from kerb | Corymbia citriodora, Lemon-scented gum | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 37 Hurtle Square | Adelaide | 5774/793 | 2.7m from right hand boundary, 30.8m from kerb | Arecastrum romanzoffianum | vi |
| 187-189 Hutt Street | Adelaide | 5782/246 | 8m from right hand boundary, 20m from kerb | Ginkgo biloba, Maidenhair tree | i, vi |
| 251-251A Hutt Street (also known as OFF 261 Hutt Street) | Adelaide | 5849/705 | 9.3m from right hand boundary, 28m from kerb | Phoenix canariensis, Canary date palm | i, vi |
| 21-37 Jeffcott Street (also known as 11-19 Strangways Terrace) | North Adelaide | 5016/176 | 5.8m from right hand boundary, 22m from kerb on Jeffcott Street | Eucalyptus saligna, Sydney blue gum | i, vi |
| 21-37 Jeffcott Street (also known as 11-19 Strangways Terrace) | North Adelaide | 5016/176 | 34m from right hand boundary, 5.5m from kerb on Strangways Terrace | Eucalyptus camaldulensis, River red gum | i, ii, iii, v, vi |
| 39-45 Jeffcott Street (also known as 20-23 Strangways Terrace) | North Adelaide | 5068/493 | 25m from right hand boundary, 12m from kerb on Jeffcott Street | Erythrina caffra, Straiht coral tree, South African kaffir boom | i, vi |
| 44-46 Jeffcott Street | North Adelaide | 5855/313 | 9.5m from right hand boundary, 27m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 52-60 Jeffcott Street (2/60) | North Adelaide | ST-5422/1 | 11.5m from right hand boundary, 14m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 55-59 Jeffcott Street | North Adelaide | 5059/356 | 19.3m from right hand boundary, 13.7m from kerb | Brachychiton populneus, Kurrajong | i, vi |
| 117 Jeffcott Street | North Adelaide | 5537/217 | 5m from right hand boundary, 2m from kerb on Frederick Place | Fraxinus oxycarpa, Desert ash | i, vi |
| Lutheran Seminary,102-120 Jeffcott Street (also known as 7-9 Ward Street) | North Adelaide | 5388/373 | 2m from right hand boundary, 47m from kerb on Jeffcott Street | Corymbia citriodora, Lemon-scented gum | i, vi |
| Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street) | North Adelaide | 5388/373 | 52.5m from right hand boundary, 57m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Lutheran Seminary,102-120 Jeffcott Street (also known as 7-9 Ward Street) | North Adelaide | 5388/373 | 32.5m from right hand boundary, 15.6m from kerb on Jeffcott Street | Phoenix canariensis, Canary date palm | i, vi |
| Lutheran Seminary,102-120 Jeffcott Street (also known as 7-9 Ward Street) | North Adelaide | 5388/373 | 17m from right hand boundary, 105m from kerb on Jeffcott Street | Ulmus glabra 'Lutescans', Golden elm | i, vi |
| 217-219 Jeffcott Street (known as 217 Jeffcott Street) | North Adelaide | 5370/599 | 1m from right hand boundary, 32m from kerb | Celtis occidentalis, Hackberry, sugarberry | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198 5813/743, 5714/224 5324/114 5324/115 5329/291 | 77m from right hand boundary, 95m from kerb on Kermode Street | Ulmus parvifolia, Chinese elm | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198, 5813/743, 5714/224 5324/114 5324/115 5329/291 | 70m from right hand boundary, 66.5m from kerb on Kermode Street | Platanus x acerifolia, London plane | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198, 5813/743, 5714/224, 5324/114 5324/115 5329/291 | 72m from right hand boundary, 66.5m from kerb on Kermode Street | Platanus x acerifolia, London plane | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291 | 25.5m from right hand boundary, 37m from kerb on Kermode Street | Jacaranda mimosifolia, Jacaranda | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291 | 55m from right hand boundary, 90.5m from kerb on Kermode Street | Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly | i, vi |
| St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace) | North Adelaide | 5778/198, 5813/743, 5714/224 5324/114 5324/115 5329/291 | 40m from right hand boundary, 46m from kerb on Kermode Street | Cinnamomum camphora, Camphor tree | i, vi |
| 138-140 Kermode Street (known as 140 Kermode Street) | North Adelaide | 5147/535 | 1m from right hand boundary, 25m from kerb | Sophora japonica, Pagoda tree | i, vi |
| St Peter's Cathedral, 22-30 King William Road | North Adelaide | 5526/917 5196/656 5213/158 | 21.7m from right hand boundary, 34m from kerb on King William Road | Platanus x acerifolia, London plane | i, vi |
| St Peter's Cathedral, 22-30 King William Road | North Adelaide | 5526/917 5196/656 5213/158 | 34.5m from right hand boundary, 29m from kerb on King William Road | Platanus x acerifolia, London plane | i, vi |
| St Peter's Cathedral, 22-30 King William Road | North Adelaide | 5526/917 5196/656 5213/158 | 72.4m from right hand boundary, 27m from kerb on Pennington Terrace | Platanus x acerifolia, London plane | i, vi |
| St Peter's Cathedral, 22-30 King William Road | North Adelaide | 5526/917 5196/656 5213/158 | 26.5m from right hand boundary, 15.5m from kerb on King William Road | Ulmus procera, English elm | i, vi |
| St Peter's Cathedral, 22-30 King William Road | North Adelaide | 5526/917 5196/656 5213/158 | 68.7m from right hand boundary, 14.5m from kerb on Pennington Terrace | Platanus x acerifolia, London plane | i, vi |
| 51-60 (56) Kingston Terrace (also known as 82-100 Stanley Street) | North Adelaide | 5052/45 | 29m from right hand boundary of the units, 6m from kerb on Kingston Terrace | Corymbia ficifolia, Red-flowering gum | i, vi |
| 101-108 Kingston Terrace | North Adelaide | 5814/376 | 30m from right hand boundary, 6m from kerb | Ginkgo biloba, Maidenhair tree | i, vi |
| 109-112 Kingston Terrace | North Adelaide | 5544/440 | 24m from right hand boundary, 30m from kerb | Ulmus glabra 'Lutescans', Golden elm | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 22 Lakeman Street (also known as OFF 12 Lakeman Street) | North Adelaide | 2425/169 | 14m from right hand boundary, 8.4m from kerb | Cupressus sempervirens, Candle pine, pencil pine | i, vi |
| 59-60 LeFevre Terrace (also known as 1-13 Tynte Street) | North Adelaide | 5149/54 | 0.5m from right hand boundary, 11.5m from kerb on LeFevre Terrace | Jacaranda mimosifolia, Jacaranda | i, vi |
| 59-60 LeFevre Terrace (also known as 1-13 Tynte Street) | North Adelaide | 5149/54 | 0.5m from right hand boundary, 7.4m from kerb on LeFevre Terrace | Jacaranda mimosifolia, Jacaranda | i, vi |
| 70 LeFevre Terrace | North Adelaide | 5784/950 | 0.5m from right hand boundary, 30m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 91-92 LeFevre Terrace | North Adelaide | 5107/208 | 9m from right hand boundary, 21m from kerb | Celtis australis, Nettle tree | i, vi |
| 93-95 LeFevre Terrace | North Adelaide | 5107/207 | 1m from right hand boundary, 30m from kerb | Araucaria heterophylla, Norfolk Island pine | i, vi |
| 46 MacKinnon Parade | North Adelaide | 3450/121 | 5m from right hand boundary, 4m from kerb | Olea europaea, Common olive | i, vi |
| 169-170 MacKinnon Parade | North Adelaide | 5295/396 | 5m from right hand boundary, 43m from kerb | Cupressus sempervirens 'Stricta', Roman or upright Italian cypress | i, vi |
| 169-170 MacKinnon Parade | North Adelaide | 5295/396 | 14m from right hand boundary, 5m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 169-170 MacKinnon Parade | North Adelaide | 5295/396 | 11m from right hand boundary, 57m from kerb | Melia Azedarac, White cedar | vi |
| 313-319 Melbourne Street (also known as 175-176 Brougham Place) | North Adelaide | 5135/604 | 1m from right hand boundary, 10m from kerb on Brougham Place | Phoenix canariensis, Canary date palm | i, vi |
| 175 MacKinnon Parade | North Adelaide | ST- 5298/554 | 25m from right hand boundary, 28m from kerb | Phoenix canariensis, Canary date palm | vi |
| 84-86 Margaret Street (84) | North Adelaide | 5792/199 | 5m from right hand boundary, 25m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 84-86 Margaret Street (84) | North Adelaide | 5792/199 | 2.7m from right hand boundary, 1.7m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 85 Margaret Street | North Adelaide | 5787/536 | 4m from right hand boundary, 3m from kerb | Washingtonia robusta, Mexican fan palm | vi |
| 125 Melbourne Street | North Adelaide | 5558/478 | 4m from right hand boundary, 45m from kerb | Melia azedarach, White cedar | i |
| 182-184 Melbourne Street (also known as 1-11 Frederick Street and 1-3 Sherwood Close) | North Adelaide | 5609/687 | 10m from right hand boundary, 32m from kerb on Melbourne Street | Fraxinus 'Raywood', Claret ash | i, vi |
| 185-187 Melbourne Street | North Adelaide | 5248/779 | 8m from right hand boundary, 4m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 185-187 Melbourne Street | North Adelaide | 5248/779 | 4m from right hand boundary, 41m from kerb | Juglans regia, Black walnut | i, vi |
| 191-195 Melbourne Street (known as 195 Melbourne Street) | North Adelaide | 5018/549 | 8m from right hand boundary, 27m from kerb | Juglans regia, Black walnut | i, vi |
| 191-195 Melbourne Street (known as 191 Melbourne Street) | North Adelaide | 5018/549, 5052/549 | 20m from right hand boundary, 25m from kerb | Castanospermum australe, Black bean, Moreton Bay chestnut | i, vi |
| 198-200 Melbourne Street (also known as OFF 31 Old street) | North Adelaide | 4397/237 | 7m from right hand boundary, 66m from kerb on Melbourne Street | Corymbia citriodora, Lemon-scented gum | i, vi |
| 213-215 Melbourne Street | North Adelaide | 5545/515 | 6m from right hand boundary, 7.5m from kerb | Cupressus sempervirens 'Stricta', Roman or upright Italian cypress | i, vi |
| 213-215 Melbourne Street | North Adelaide | 5545/515 | 2m from right hand boundary, 4m from kerb | Cupressus sempervirens 'Stricta', Roman or upright Italian cypress | i, vi |
| 217-219 Melbourne Street | North Adelaide | 5832/412 | 1m from right hand boundary, 7m from kerb | Cupressus sempervirens 'Stricta', Roman or upright Italian cypress | i, vi |
| 217-219 Melbourne Street | North Adelaide | 5832/412 | 14m from right hand boundary, 14m from kerb | Cupressus sempervirens, Candle pine, pencil pine | i, vi |
| 217-219 Melbourne Street | North Adelaide | 5832/412 | 12m from right hand boundary, 5m from kerb | Cupressus sempervirens, Candle pine, pencil pine | i, vi |
| 231-235 Melbourne Street | North Adelaide | 5379/118 | 3m from right hand boundary, 53m from kerb | Schinus molle var. areira, Pepper tree | i |
| 231-235 Melbourne Street | North Adelaide | 5379/118 | 10.2m from right hand boundary, 41m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 231-235 Melbourne Street | North Adelaide | 5379/118 | 53m from right hand boundary, 5m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 241-245 Melbourne Street | North Adelaide | 5789/10 | 20m from right hand boundary, 5m from kerb | Brachychiton discolor, Scrub bottle-tree, white kurrajong, Queensland lacebark | i, vi |
| 246-250 Melbourne Street (also known as 1-11 New Street) | North Adelaide | 5005/766 | 6m from right hand boundary, 20m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 246-250 Melbourne Street (also known as 1-11 New Street) | North Adelaide | 5005/766 | 23m from right hand boundary, 34m from kerb on Melbourne Street | Arbutus unedo, Strawberry tree | i, vi |
| 258-264 Melbourne Street | North Adelaide | 5439/702 | 17m from right hand boundary, 5m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 258-264 Melbourne Street | North Adelaide | 5439/702 | 6m from right hand boundary, 4m from kerb | Ficus rubiginosa, Rusty fig, Port Jackson fig | i, vi |
| 261-263 Melbourne Street | North Adelaide | 5198/4 | 7m from right hand boundary, 11m from kerb | Pistacia chinensis, Chinese pistachio | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5044/985 | 5.5m from right hand boundary, 14m from kerb on Melbourne Street | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5044/985 | 6m from right hand boundary, 27.5m from kerb on Melbourne Street | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5044/985 | 2.5m from right hand boundary, 13.6m from kerb on Melbourne Street | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5044/985 | 3.5m from right hand boundary, 11.4m from kerb on Melbourne Street | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5045/1 | 6m from right hand boundary, 28m from kerb on Melbourne Street | Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar | i, vi |
| Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street) | North Adelaide | 5045/1 | 3m from right hand boundary, 4m from kerb on Melbourne Street | Jacaranda mimosifolia, Jacaranda | i, vi |
| 21-23 Molesworth Street (also known as 31 Barnard Lane) | North Adelaide | 5751/236 | 7m from right hand boundary, 60m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 38-40 Mills Terrace | North Adelaide | 5597/544 | 4m from right hand boundary, 67m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| St Helens, 46-50 Mills Terrace | North Adelaide | 5804/422 | 10m from right hand boundary, 55m from kerb | Erythrina caffra, Straiht coral tree, South African kaffir boom | i, vi |
| Sidegarth, 75-85 Mills Terrace | North Adelaide | 5498/995 | 1m from right hand boundary, 21m from kerb on northern frontage | Araucaria heterophylla, Norfolk Island pine | i, vi |
| 86-90 Mills Terrace | North Adelaide | 5655/647 | 4m from right hand boundary, 10m from kerb | Cinnamomum camphora, Camphor tree | i, vi |
| 146-147 Mills Terrace | North Adelaide | 5848/755 | 7m from right hand boundary, 6m from kerb | Cupressus glabra, Smooth Arizona cypress | i, vi |
| 61 Molesworth Street | North Adelaide | 1315/49 | 28m from right hand boundary, 40m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 61 Molesworth Street | North Adelaide | 1315/49 | 25m from right hand boundary, 40m from kerb | Jacaranda mimosifolia, Jacaranda | vi |
| 74-78 Molesworth Street | North Adelaide | 5462/174 | 1m from right hand boundary, 30m from kerb | Washingtonia robusta, Mexican fan palm | vi |
| St Dominic's Priory, 131-139 Molesworth Street | North Adelaide | 5640/2, 5847/151, 5847/149 | 155m from right hand boundary, 7.5m from kerb | Corymbia citriodora, Lemon-scented gum | i, vi |
| St Dominic's Priory, 131-139 Molesworth Street | North Adelaide | 5640/2, 5847/151, 5847/149 | 35m from right hand boundary, 65.7m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| St Dominic's Priory, 131-139 Molesworth Street | North Adelaide | 5640/2, 5847/151, 5847/149 | 73m from right hand boundary, 77.7m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| St Dominic's Priory, 131-139 Molesworth Street | North Adelaide | 5640/2 | 96m from right hand boundary, 77.7m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 172 Molesworth Street | North Adelaide | 5534/707 | 1m from right hand boundary, 8m from kerb | Salix babylonica, Weeping willow | i, vi |
| Gleeson House, 11-20 Montefiore Hill (part of Aquinas College) | North Adelaide | 5740/660 | 1.8m from right hand boundary, 37m from kerb on Palmer Place | Fraxinus 'Raywood', Claret ash | i, vi |
| Aquinas College, Montefiore, 1-10 Montefiore Hill | North Adelaide | 167/211 | 52m from right hand boundary, 5m from kerb on Palmer Place | Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly | i, vi |
| 13-19 New Street | North Adelaide | 5238/735 | 1m from right hand boundary, 1m from kerb on New Street | Brachychiton populneus, Kurrajong | i, vi |
| Holy Trinity Church, 84 – 90 North Terrace | Adelaide | 5799/241 | 30m from right hand boundary, 15m from kerb | Brachychiton populneus, Kurrajong | i, vi |
| Holy Trinity Church 84 – 90 North Terrace | Adelaide | 5799/241 | 1m from right hand boundary, 15m from kerb | Eucalyptus cladocalyz, Sugar gum | i, vi |
| 263 North Terrace | Adelaide | 5085/918 | 2m from right hand boundary, 4m from kerb | Washingtonia robusta, Mexican fan palm | i, iii, vi |
| 264 – 265 North Terrace | Adelaide | 5128/559 | 6m from right hand boundary, 6m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| Ayers House, 287 – 300 North Terrace | Adelaide | 5147/367 | 8m from right hand boundary, 35m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| Ayers House, 287 – 300 North Terrace | Adelaide | 5147/367 | 20m from right hand boundary, 30m from kerb | Photinia serrulata, Chinese hawthorn | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| Hotel Adelaide International, 1-19 O'Connell Street (also known as 61-69 Brougham Place and 121-137 Ward Street and Australia Lane) | North Adelaide | 5118/156 5118/185 5118/569 5118/588 5118/804 | 55.5m from right hand boundary, 37.5m from kerb on Brougham Place | Strelitzia nicholai, Giant Bird of Paradise | i, vi |
| 26-27 Palmer Place | North Adelaide | 5669/453 | 15.6m from right hand boundary, 16m from kerb on Palmer Place | Grevillea robusta, Silky oak | i, vi |
| Christ Church, 31-40 Palmer Place (also known as 36-40 Palmer Place, Christchurch Lane and 62-80 Jeffcott Street) | North Adelaide | LT-X/30 | 22m from right hand boundary, 10m from kerb on Palmer Place | Platanus x acerifolia, London plane | i, vi |
| Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street) | North Adelaide | 5141/72 | 29m from right hand boundary, 5m from kerb on Palmer Place | Jacaranda mimosifolia, Jacaranda | i, vi |
| Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street) | North Adelaide | 5141/72 | 1m from right hand boundary, 47.5m from kerb on Palmer Place | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street) | North Adelaide | 5141/72 | 27.5m from right hand boundary, 45.5m from kerb on Palmer Place | Pinus canariensis, Canary islands pine | i, vi |
| Duncraig, 55-59 Palmer Place | North Adelaide | 5101/655 | 1m from right hand boundary, 31.5m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 81-83 Palmer Place | North Adelaide | 5250/323 | 1m from right hand boundary, 47.5m from kerb | Populus sp. | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 105m from right hand boundary, 8m from kerb on Sir Edwin Smith Avenue | Ulmus glabra 'Camperdown', Form of Wych Elm | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 1m from right hand boundary, 23m from kerb on Sir Edwin Smith Avenue | Casuarina cunninghamiana, River oak, River sheaok | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 53m from right hand boundary, 4m from kerb on Sir Edwin Smith Avenue | Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 8m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue | Jacaranda mimosifolia, Jacaranda | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 17m from right hand boundary, 5m from kerb on Sir Edwin Smith Avenue | Washingtonia robusta, Mexican fan palm | i, vi |
| Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue) | North Adelaide | 5301/672 5301/673 5301/674 | 125m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue | Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly | i, vi |
| Religious Friends Meeting House, 41 Pennington Terrace (also known as 40a Pennington Terrace) | North Adelaide | 1683/116, 5868/205 | 14.7m from right hand boundary, 28m from kerb | Olea europaea, Common olive | i, vi |
| Hawker House, 54-57 Pennington Terrace | North Adelaide | 5360/544 | 28m from right hand boundary, 10m from kerb | Pittosporum undulatum, Sweet pittosporum | i, vi |
| 74 Regent Street South | Adelaide | 5153/228 | 27.5m from right hand boundary, 2m from kerb | Brachychiton discolor, scrub bottle-tree, white kurrajong, Queensland lacebark | i, vi |
| 18 Ruthven Avenue | Adelaide | 5113/650 | 4m from right hand boundary, 3m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Parkholme, 17-28 South Terrace (19) | Adelaide | 5068/948 | 51m from right hand boundary, 43m from kerb | Erythrina indica, Indian coral-tree | i, vi |
| 50-53 South Terrace | Adelaide | 1260/117 | 1m from right hand boundary, 39m from kerb | Araucaria cunninghamii, Hoop pine, Moreton Bay pine | i, vi |
| Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place) | Adelaide | 3845/174, 5450/285 | 56.5m from right hand boundary, 58m from kerb on South Terrace | Fraxinus angustifolia, Narrow-leaf ash | i, vi |
| Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Pl) | Adelaide | 3845/174, 5450/285 | 56.5m from right hand boundary, 66m from kerb on South Terrace | Fraxinus angustifolia, Narrow-leaf ash | i, vi |
| Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place) | Adelaide | 3845/174 | 84.5m from right hand boundary, 66m from kerb on South Terrace | Erythrina indica, Indian coral-tree | i, vi |
| St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane) | Adelaide | 5700/262, 5150/218 | 2m from right hand boundary, 30m from kerb | Pinus canariensis, Canary islands pine | i, vi |
| St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane) | Adelaide | 5700/262, 5150/218 | 50m from right hand boundary, 6m from kerb | Ficus rubiginosa, Rusty fig, Port Jackson fig | i |
| 367-374 South Terrace (371) | Adelaide | 5053/401 (5053/388) | 10m from right hand boundary, 6m from kerb on South Terrace | Casuarina cunninghamiana | i, vi |
| Ochiltree House, 383-390 South Terrace | Adelaide | 5110/903 | 1m from right hand boundary, 60m from kerb | Gleditsia tricanthos, Honey locust | i, vi |
| 42-58 (56) St John Lane (also known as 413-427 Gilles Street) | Adelaide | 5035/692 | 6m from right hand boundary, 4m from kerb | Pinus pinea, Stone pine | i, vi |
| 60 St Johns Lane (also known as 367-374 South Terrace) | Adelaide | 5053/401 | 73m from right hand boundary, 49.8m from kerb on St Johns Lane | Quercus robur, English oak, common oak | i, vi |
| 60 St Johns Lane (also known as 367-374 South Terrace) | Adelaide | 5053/401 | 73m from right hand boundary, 37m from kerb on St Johns Lane | Quercus canariensis, Algerian oak, canary oak | i |
| 60 St Johns Lane (367-374 South Terrace) | Adelaide | 5053/401 | 86m from right hand boundary, 21.5m from kerb on St Johns Lane | Melia azedarach, White cedar | i, vi |
| 51-53 Stanley Street | North Adelaide | 5409/343 | 7m from right hand boundary, 30m from kerb | Prunus dulcis, Almond tree | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 82-100 Stanley Street (also known as 51-60 Kingston Terrace) | North Adelaide | 5052/67 | 3m from right hand boundary, 35m from kerb on Stanley Street | Ulmus procera, English elm | i, vi |
| 82-100 Stanley Street (also known as 51-60 Kingston Terrace) | North Adelaide | 5052/67 | 3m from right hand boundary, 39m from kerb on Stanley Street | Ulmus procera, English elm | i, vi |
| 82-100 Stanley Street (also known as 51-60 Kingston Terrace) | North Adelaide | 5052/67 | 3m from right hand boundary, 47m from kerb on Stanley Street | Ulmus procera, English elm | i, vi, |
| 248-250 Stanley Street | North Adelaide | 5630/896 | 3m from right hand boundary, 7m from kerb | Fraxinus 'Raywood', Claret ash | i, vi |
| Sturt Street School, 221-239 Sturt Street | Adelaide | 5808/465 | 7m from right hand boundary, 45m from kerb | Eucalyptus camaldulensis, River red gum | i, ii, iii, v, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 8m from right hand boundary, 19m from kerb on Strangways Terrace | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 62m from right hand boundary on Jeffcott Street, 22m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 60.3m from right hand boundary, 15m from kerb on Jeffcott Street | Jacaranda mimosifolia, Jacaranda | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 56.5m from right hand boundary, 8m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 17m from right hand boundary, 7m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 57m from right hand boundary, 25m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 17.5m from right hand boundary, 7m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 39m from right hand boundary, 24.6m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 31m from right hand boundary, 9m from kerb on Strangeways Terrace | Jacaranda mimosifolia, Jacaranda | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 54m from right hand boundary, 40m from kerb on Jeffcott Street | Phoenix dactylifera, Date Palm | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 8m from right hand boundary, 7m from kerb | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 62.2m from right hand boundary, 31.6m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 63.6m from right hand boundary, 40m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 61m from right hand boundary, 55m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 57m from right hand boundary, 62m from kerb on Jeffcott Street | Washingtonia robusta, Mexican fan palm | i, vi, |
| Carclew, 1-10 Strangways Terrace | North Adelaide | 5500/480 | 61.2m from right hand boundary, 49.2m from kerb on Jeffcott Street | Platanus x acerifolia, London plane | i, vi |
| Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street) | North Adelaide | 5500/480 | 1m from right hand boundary, 13.8m from kerb on Strangways Terrace | Lagunaria patersonii, Pyramid tree | i, vi |
| Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street) | North Adelaide | 5500/480 | 20.4m from right hand boundary, 20.5m from kerb on Strangways Terrace | Washingtonia robusta, Mexican fan palm | i, vi |
| 53-56 Strangways Terrace | North Adelaide | 5729/411 | 5m from right hand boundary, 14m from kerb | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| 57-60 Strangways Terrace | North Adelaide | 5349/641 | 25m from right hand boundary, 8m from kerb | Photinia sp. | i, vi |
| 57-60 Strangways Terrace | North Adelaide | 5349/641 | 20m from right hand boundary, 9m from kerb | Photinia sp. | i, vi |
| Calvary Hospital, 81-100 Strangways Terrace | North Adelaide | 5187/583 | 2m from right hand boundary, 25m from kerb on Strangways Terrace | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Calvary Hospital, 81-100 Strangways Terrace | North Adelaide | 5187/583 | 149m from right hand boundary, 6m from kerb on Strangways Terrace | Celtis australis, Nettle tree | i, vi |
| Calvary Hospital, 81-100 Strangways Terrace | North Adelaide | 5187/583 | 62m from right hand boundary, 8m from kerb on Barnard Street | Schinus molle var. areira, Pepper tree | i, vi |
| Calvary Hospital, 81-100 Strangways Terrace | North Adelaide | 5187/583 | 69m from right hand boundary, 11m from kerb on Barnard Street | Araucaria cunninghamii, Hoop pine, Moreton Bay pine | i, vi |
| Calvary Hospital, 81-100 Strangways Terrace | North Adelaide | 5187/583 | 2m from right hand boundary, 54m from kerb on Barnard Street | Gleditsia triacanthos inermis 'Sunburst', Form of honey locust | i |
| Channel 10, 124-129 Strangways Terrace | North Adelaide | 5159/995 | 11m from right hand boundary, 11m from kerb | Pinus canariensis, Canary Islands pine | i, vi |
| Channel 10, 124-129 Strangways Terrace | North Adelaide | 5159/995 | 1m from right hand boundary, 24.5m from kerb on Strangways Terrace | Ficus microcarpa, Laurel fig | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| Channel 10, 124-129 Strangways Terrace | North Adelaide | 5159/995 | 42m from right hand boundary, 20m from kerb on Strangways Terrace | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Channel 10,124-129 Strangways Terrace | North Adelaide | 5159/995 | 38m from right hand boundary, 20m from kerb on Strangways Terrace | Washingtonia filifera, Desert fan palm, petticoat palm | i, vi |
| Channel 10, 124-129 Strangways Terrace | North Adelaide | 5159/995 | 36.6m from right hand boundary, 6m from kerb on Strangways Terrace | Arbutus unedo, Strawberry tree | i, vi |
| Channel 10, 124-129 Strangways Terrace | North Adelaide | 5159/995 | 38m from right hand boundary, 12m from kerb on Strangways Terrace | Ficus rubiginosa, Rusty fig, Port Jackson fig | i, vi |
| 131-133 Strangways Terrace | North Adelaide | 5535/967 | 1.5m from right hand boundary, 6m from kerb | Jacaranda mimosifolia, Jacaranda | i, vi |
| 137-140 Strangways Terrace | North Adelaide | 5793/248 | 2m from right hand boundary, 7m from kerb | Erythrina caffra, Straiht coral tree, South African kaffir boom | i, vi |
| 137-140 Strangways Terrace | North Adelaide | 5793/248 | 12m from right hand boundary, 6m from kerb | Erythrina caffra, Straiht coral tree, South African kaffir boom | i, vi |
| 147-150 Strangways Terrace | North Adelaide | 5413/583 | 6m from right hand boundary, 20m from kerb | Casuarina cunninghamiana, River oak, River sheaok | i, vi |
| 155-156 Strangways Terrace | North Adelaide | 5081/588 | 1m from right hand boundary, 12m from kerb | Fraxinus 'Raywood', Claret ash | i, vi |
| Sturt Street School, 221-239 Sturt Street | Adelaide | 5808/465 | 7m from right hand boundary, 45m from kerb | Eucalyptus camaldulensis, River red gum | i, ii, iii, v, vi |
| Lucy Morice Kindergarten, 80-88 Sussex Street | North Adelaide | 5828/966, 5453/868 | 21m from right hand boundary, 9m from kerb | Melia azedarach, White cedar | i, vi |
| Lucy Morice Kindergarten, 80-88 Sussex Street | North Adelaide | 5828/966, 5453/868 | 6m from right hand boundary, 3m from kerb | Acer negundo, Box-elder maple | i, vi |
| 38-40 Tynte Street | North Adelaide | 3439/122 | 4.8m from right hand boundary, 36.3m from kerb | Ulmus glabra 'Lutescans', Golden elm | i, vi |
| 38-40 Tynte Street | North Adelaide | 3439/122 | .5m from right hand boundary, 38.3m from kerb | Magnolia grandiflora, Bull bay, Southern or Laurel magnolia | i, vi |
| Channel 9, 194-196 Tynte Street (also known as 1-7 Mansfield Street) | North Adelaide | 5326/566 | 14m from right hand boundary, 36m from true kerb | Erythrina indica, Indian coral-tree | i, vi |
| North Adelaide Baptist Church, 144-156 Tynte Street | North Adelaide | 675/127 5686/939 | 20m from right hand boundary, 12m from kerb | Lagunaria patersonii, Pyramid tree | i, vi |
| Daniel O'Connell Hotel, 165-169 Tynte Street | North Adelaide | 5138/104 | 3m from right hand boundary, 41m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| St Stephen's Lutheran Church 152 – 160 Wakefield Street | Adelaide | 606/15 | 30 from right hand boundary, 6m from kerb | Robinia pseudoacacia, Black locust, false-acacia | i, vi |
| 277 – 279 Wakefield Street | Adelaide | 5389/843 | 4m from right hand boundary, 6m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 277 – 279 Wakefield Street | Adelaide | 5389/843 | 4m from right hand boundary, 4m from kerb | Washingtonia robusta, Mexican fan palm | i, vi |
| 335-337 Wakefield Street | Adelaide | 5598/761 | 25.2m from right hand boundary, 64 from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| 66 Ward Street | North Adelaide | 5656/10 | 11m from right hand boundary, 32m from kerb | Fraxinus oxycarpa, Desert ash | i, vi |
| 86-88 Ward Street (also known as 2-8 Boulton Street) | North Adelaide | 5835/916 | 14.5m from right hand boundary, 22.5m from kerb on Ward Street | Jacaranda mimosifolia, Jacaranda | i, vi |
| 182-184 Ward Street (also known as Ward Court) | North Adelaide | 5265/41 | 12.4m from right hand boundary, 0.5m from kerb on Ward Court | Fraxinus oxycarpa, Desert ash | i, vi |
| 282-290 Ward Street | North Adelaide | 5366/231 | 27m from right hand boundary, 13.5m from kerb | Lagunaria patersonii, Pyramid tree | i, vi |
| 292-300 Ward Street (296) | North Adelaide | 5351/152 | 23m from right hand boundary, 57m from kerb | Fraxinus 'Raywood', Claret ash | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 4m from right hand boundary, 60m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 5m from right hand boundary, 60m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 10m from right hand boundary, 70m from kerb | Schinus molle var. areira, Pepper tree | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 4m from right hand boundary, 6m from kerb | Olea europaea, Common olive | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 8m from right hand boundary, 60m from kerb | Olea europaea, Common olive | i, vi |
| Bishop's House, 91 – 100 West Terrace | Adelaide | 5358/422 | 1m from right hand boundary, 50m from kerb | Phoenix canariensis, Canary date palm | i, iii, vi |

## Burnside

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 7 Palomino Road | AULDANA | CT 5573/936 | 4m from front boundary, 1m from driveway | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 9 Palomino Road | AULDANA | CT 5574/250 | 3m from front boundary, 6m from right boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 9 Palomino Road | AULDANA | CT 5574/250 | 6m from front boundary, 6m from driveway | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 30m from front boundary, 20m South of Skye Cellars Drive | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 75m East of Skye Cellars Sign, 1m South of Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 75m East of Skye Cellars Sign, 5m South of Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v, |
| 578 The Parade | AULDANA | CT 5804/840 | 72m East of Skye Cellars Sign, 5m South of Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 50m East of Skye Cellars Sign, 5m South of Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 2m from fence, 8m North of Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 8m SW from previous tree, 5m from Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 578 The Parade | AULDANA | CT 5804/840 | 24m West of previous tree, 1m from Skye Cellars Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 226 Magill Road | BEULAH PARK | CT 5824/303 | 3m from rear boundary, 2m from right boundary | Quercus robur - English Oak | i, vi |
| 288 Magill Road | BEULAH PARK | CT 5268/805 | 5m from front boundary, 9m from right boundary | Cycas revoluta - Sago Plum | i, vi |
| 280 Portrush Road | BEULAH PARK | CT 1100/36 | 30 m from front boundary, 25m from right boundary | Brachychiton populneus - Kurrajong | i, vi |
| 14 Bayview Crescent | BEAUMONT | CT 5489/639 | 10m from rear boundary, 3m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 14 Bayview Crescent | BEAUMONT | CT 5489/639 | 4m from rear boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 14 Caithness Avenue | BEAUMONT | CT 5145/177 | 25 from front boundary, near left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 14 Caithness Avenue | BEAUMONT | CT 5145/177 | 20m from front boundary, 6m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 14 Caithness Avenue | BEAUMONT | CT 5145/177 | 6m from left boundary, 13m from right boundary, on front boundary | Eucalyptus camaldulensis - River Red Gum | ii, iv, v |
| 14 Caithness Avenue | BEAUMONT | CT 5145/177 | 9m from front boundary, 6m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iv, v |
| 14 Caithness Avenue | BEAUMONT | CT 5145/177 | Front left corner of allotment | Acacia salicina - Willow Wattle | i, ii, v |
| 1 Gordon Place | BEAUMONT | CT 5394/41 | 2m from front boundary, 4m left of driveway | Acacia salicina - Willow Wattle | i, iii, iv, v |
| 3 Grey Avenue | BEAUMONT | CT 5724/139 | 2m from Bennett Avenue, 7m from Grey Avenue | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 37 Katoomba Road | BEAUMONT | CT 5227/421 | 9m from front boundary, 2m from right boundary | Eucalyptus saligna - Sydney Blue Gum | i, vi |
| 3 Lascelles Avenue | BEAUMONT | CT 5563/812 | 2m from left boundary, in rear north east corner of allotment | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 3 Lascelles Avenue | BEAUMONT | CT 5563/812 | Near left boundary, in rear north east corner of allotment | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 19 Lascelles Avenue | BEAUMONT | CT 5841/934 | 30 from front boundary, 5m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 19 Lascelles Avenue | BEAUMONT | CT 5841/934 | 30 from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | 1m from front boundary, to left of driveway | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | 3m from front boundary, 3m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v, vi |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | 8m from front boundary, 3rd tree over from driveway | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | 8m from front boundary, 2nd tree over from driveway | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | 8m from front boundary, 1st tree over from driveway | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 5 Tennyson Drive | BEAUMONT | CT 5557/785 | Front right corner of allotment | Eucalyptus leucoxylon - South Australian Blue Gum | iii, iv, v, vi |
| 11 Tennyson Drive | BEAUMONT | CT 5718/345 | 8m from rear boundary, 6m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v, vi |
| 11 Tennyson Drive | BEAUMONT | CT 5718/345 | 20m from rear boundary, 8m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v, vi |
| 36 Tennyson Drive | BEAUMONT | CT 5606/287, CT 5606/290 | On verge of corner allotment of Tennyson Drive and Gordon Place | Acacia salicina - Willow Wattle | i, iv, v |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 38 Tennyson Drive | BEAUMONT | CT 5606/287, CT 5606/290 | 25m from front boundary, 1.5m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | iii, iv, v |
| 6 Thirkell Avenue | BEAUMONT | CT 5128/749 | 1.5m from front boundary, on left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 6A Thirkell Avenue | BEAUMONT | CT 5131/846 | 13m from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 6A Thirkell Avenue | BEAUMONT | CT 5131/846 | 17m from front boundary, on left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 6A Thirkell Avenue | BEAUMONT | CT 5131/846 | 19m from front boundary, 1.5m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 6A Thirkell Avenue | BEAUMONT | CT 5131/846 | 10m from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 16 Thirkell Avenue | BEAUMONT | CT 5846/571 | 7m from right boundary, near rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 35 Travers Drive | BEAUMONT | CT 5113/922 | 8m from front boundary, 10m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 230 Portrush Road | BEULAH PARK | CT 5803/377 | 10m from Portrush Road, 10m from Oban Street | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 230 Portrush Road | BEULAH PARK | CT 5803/377 | 2m East of Kings Close, 9m from Oban Street | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 230 Portrush Road | BEULAH PARK | CT 5803/377 | 0.5m from Kings Close, 22m from rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 230 Portrush Road | BEULAH PARK | CT 5803/377 | 0.3m from front boundary, 8m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 498 Glynburn Road | BURNSIDE | CT 5502/47 | 4m from front boundary, 4m from right boundary | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 7 High Street | BURNSIDE | CT 5833/949, CT 5670/766, CT 2432/159, CT 5670/764, CT 5670/765 | On front boundary, 35m from left boundary, 28m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 185 Fullarton Road | DULWICH | CT 5548/338 | 1m from front boundary, 3m from right boundary | Platanus hybrida - orientalis - London Plane | i, vi |
| 185 Fullarton Road | DULWICH | CT 5548/338 | 1m from front boundary, 8m from right boundary | Platanus hybrida - Plane Tree | i, vi |
| 14 Scott Street | DULWICH | CT 5397/165 | 3m from rear boundary, 3m from right boundary | Washingtonia filifera - Cotton Palm | i, vi |
| 14 Scott Street | DULWICH | CT 5397/165 | 8m from rear boundary, 3m from right boundary | Washingtonia filifera - Cotton Palm | i, vi |
| 6 Thornton Avenue | DULWICH | CT 5856/779 | 1m from front boundary, 0.5m from left boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 20 Tudor Street | DULWICH | Strata Plan 4200 | 2m from front boundary, 3m from right boundary | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 18 Williams Avenue | DULWICH | CT 5676/725 | 7m from front boundary, on West boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 18 Williams Avenue | DULWICH | CT 5676/725 | 8m from front boundary, on West boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 18 Williams Avenue | DULWICH | CT 5676/725 | 9m from front boundary, on West boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 49 Glen Osmond Road | EASTWOOD | CT 5828/397, CT 5828/396 | 18m from rear boundary, 12m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, v |
| 1 John Street | EASTWOOD | CT 5132/639 | 4m from rear boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1 John Street | EASTWOOD | CT 5132/639 | 18m from rear boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1 John Street | EASTWOOD | CT 5132/639 | 21m from rear boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 66 Myall Avenue | ERINDALE | CT 5080/779, CT 5080/780, CT 5080/781 | 21m from front boundary, 1.5m from right boundary | Quercus palustris - Pin Oak | i, vi |
| 59 Statenborough Street | ERINDALE | CT 5811/644 | 8m from front boundary, 16m from left boundary | Cedrus atlantica 'glauca' - Blue Atlas Cedar | i, vi |
| 61 Statenborough Street | ERINDALE | CT 5811/643 | 9m from front boundary, 6m from left boundary | Cedrus deodara - Deodar Cedar | i, vi |
| 69 Conyngham Street | FREWVILLE | CT 2695/131, Strata Plan 3398 | 6m from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 69 Conyngham Street | FREWVILLE | CT 2695/131, Strata Plan 3398 | 15m from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 18 Flemington Street | FREWVILLE | CT 5745/337 | 30 m from rear boundary, 1m from Birdwood Road | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 6 Benacre Close | GLEN OSMOND | CT 5594/97 | 1m from front boundary, 5m from left boundary | Eucalyptus microcarpa - Grey Box Gum | ii, iii, iv, v |
| 6 Benacre Close | GLEN OSMOND | CT 5594/97 | 6m to the right of the gate on front boundary | Eucalyptus microcarpa - Grey Box Gum | ii, iii, iv, v |
| 6 Benacre Close | GLEN OSMOND | CT 5594/97 | 3m from Northern boundary, 9m from Western boundary | Schinus ariera - Pepper Tree | i, vi |
| 9 Boucaut Street | GLEN OSMOND | CT 5125/974 | 2m from rear boundary, 1m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 12 Brook Avenue | GLEN OSMOND | CT 5714/493 | 15m from rear boundary, 6m from right boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 12 Brook Avenue | GLEN OSMOND | CT 5714/493 | 16m from rear boundary, on right boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 14 Brook Avenue | GLEN OSMOND | CT 5184/335 | 1m from front boundary, 5m from left boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 18 Gilles Road | GLEN OSMOND | CT 5638/375 | 28m from front boundary, 3m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 18 Gilles Road | GLEN OSMOND | CT 5638/375 | 14m from front boundary, 7m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 18 Gilles Road | GLEN OSMOND | CT 5638/375 | 10m from front boundary, 6m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 18 Gilles Road | GLEN OSMOND | CT 5638/375 | 8m from front boundary, 8m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 361 Glen Osmond Road | GLEN OSMOND | CT 5120/152 | 1m from front boundary, 3m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 2A Playford Street | GLEN OSMOND | CT 5868/238 | 70m from front boundary, near left boundary | Eucalyptus microcarpa - Grey Box Gum | ii, iii, iv, v |
| 576 Portrush Road | GLEN OSMOND | Strata Plan 12641 | 30m from front boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 578 Portrush Road | GLEN OSMOND | Strata Plan 853 | 1.5m from right boundary, near rear boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 1m from front boundary, 85m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 1m from front boundary, 90m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 1m from front boundary, 74m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 3m from rear boundary, 12m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 2.5m from rear boundary, 80m from right boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 36m from front boundary, 2m from left boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 596 Portrush Road | GLEN OSMOND | CT 3716/112 | 37m from front boundary, 11.5m from left boundary | Eucalyptus microcarpa - Grey Box Gum | i, ii, iii, iv, v |
| 12 Sherwood Terrace | GLEN OSMOND | CT 5697/905 | 1.5m from front boundary, 3m from left boundary | Eucalyptus camaldulensis - River Red Gum | ii, v |
| 12 Sherwood Terrace | GLEN OSMOND | CT 5697/905 | 3m from front boundary, 8m from right boundary | Eucalyptus camaldulensis - River Red Gum | ii, iv, v |
| 3 Snow Street | GLEN OSMOND | CT 5075/650 | 15m from front boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 8 Whitington Avenue | GLEN OSMOND | CT 5139/354 | 15m from front boundary, 6m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 1B Woodley Road | GLEN OSMOND | CT 5745/296 | 10m from front boundary, 4.5m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 61 Allinga Avenue | GLENSIDE | CT 5531/145 | 5m from left boundary, on rear boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 61 Allinga Avenue | GLENSIDE | CT 5531/145 | 7.5m from left boundary, on rear boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 61 Allinga Avenue | GLENSIDE | CT 5531/145 | 5m from right boundary, on rear boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 27 Conyngham Street | GLENSIDE | CT 5857/560 | 10m from right boundary, 12m East of wall on adjoining property | Eucalyptus camaldulensis - River Red Gum | ii, v |
| 27 Conyngham Street | GLENSIDE | CT 5857/560 | 20m from right boundary, 25m East of wall on adjoining property | Eucalyptus camaldulensis - River Red Gum | ii, v |
| 27 Conyngham Street | GLENSIDE | CT 5857/560 | 20m from right boundary, 30m East of wall on adjoining property | Eucalyptus camaldulensis - River Red Gum | ii, v |
| 50 L'Estrange Street | GLENSIDE | CT 956/148 Strata Plan 327 | 1.5m from front boundary, 3m from left boundary | Allocasuarina verticillata - Drooping Sheoak | i, iii, v |
| 457 Portrush Road | GLENSIDE | Strata Plan 3884 | 2m from Sydney Street, 8m from car park entrance | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 457 Portrush Road | GLENSIDE | Strata Plan 3884 | 3.5m from Sydney Street, on car park entrance road | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 457 Portrush Road | GLENSIDE | Strata Plan 3884 | 40.5m from Sydney Street, on car park entrance road | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 457 Portrush Road | GLENSIDE | Strata Plan 3884 | 54.5m from Sydney Street, on car park entrance road | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 469 Portrush Road | GLENSIDE | CT 5531/621 | 2m from front boundary, 10m from right boundary | Dracaena draco - Dragon Tree | i, vi |
| 25 Windsor Road | GLENSIDE | CT 5259/886 | 15m from rear boundary, 2m from right boundary | Eucalyptus camaldulensis - River Red Gum | ii, iii, v |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 1A Allinga Avenue | GLENUNGA | CT 514/184 | 5m from front boundary, 12m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1A Allinga Avenue | GLENUNGA | CT 514/184 | 22m from front boundary, 12m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1A Allinga Avenue | GLENUNGA | CT 514/184 | 32m from front boundary, 23m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1A Allinga Avenue | GLENUNGA | CT 514/184 | 15.5m from front boundary, 23m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 1A Allinga Avenue | GLENUNGA | CT 514/184 | 6.5m from front boundary, 23m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 7 Bevington Road | GLENUNGA | CT 5717/388 | 3m from rear boundary, 2m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 32 Bevington Road | GLENUNGA | CT 5841/874 | 14m from front boundary, 2m from left boundary | Acacia salicina - Willow Wattle | i, iii, v |
| Lot 78 Conyngham Street | GLENUNGA | CT 5704/634, CT 5514/344 | 8m from front boundary, 12m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 48 Glenunga Avenue | GLENUNGA | CT 5084/388 | 2m from front boundary, 2m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 48 Glenunga Avenue | GLENUNGA | CT 5084/388 | 2m from front boundary, 8m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 48 Glenunga Avenue | GLENUNGA | CT 5084/388 | 2m from front boundary, 23m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 48 Glenunga Avenue | GLENUNGA | CT 5084/388 | 2m from front boundary, 29m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 48 Glenunga Avenue | GLENUNGA | CT 5084/388 | 2m from front boundary, 0.5m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 4/52 Glenunga Avenue | GLENUNGA | CT 5703/664 | 2m from front boundary, 8m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 585 Portrush Road | GLENUNGA | CT 5153/2 | 2m from front boundary, 13m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 585 Portrush Road | GLENUNGA | CT 5153/2 | 3m from front boundary, 18m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 9 Rowell Avenue | GLENUNGA | CT 5093/242 | 1m from rear boundary, 4m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 7 Taminga Avenue | GLENUNGA | CT 5805/649 | 45m from front boundary, 15m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 35 Trevorten Avenue | GLENUNGA | CT 5824/962 | 30m from front boundary, 0.5m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 77 Cooper Place | HAZELWOOD PARK | CT 5642/439 | 6m from rear boundary, 4m from right boundary | Eucalyptus microcarpa - Grey Box Gum | iii, iv, v |
| 485 Glynburn Road | HAZELWOOD PARK | CT 5716/790 | 2m from front boundary, 2m from left boundary | Cedrus deodara - Deodar Cedar | i, vi |
| 595 Glynburn Road | HAZELWOOD PARK | CT 5560/418 | 15m from rear boundary, 13m from left boundary | Eucalyptus microcarpa - Grey Box Gum | i, iii, iv, v |
| 595 Glynburn Road | HAZELWOOD PARK | CT 5560/418 | 15m from rear boundary, 4m from left boundary | Eucalyptus microcarpa - Grey Box Gum | iii, iv, v |
| 597 Glynburn Road | HAZELWOOD PARK | CT 5673/687 | 20m from front boundary, 8m from right boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 599 Glynburn Road | HAZELWOOD PARK | CT 5240/907 | 1.5m from front boundary, 8m from left boundary | Eucalyptus microcarpa - Grey Box Gum | iii, iv, v |
| 34 Howard Terrace | HAZELWOOD PARK | CT 5852/809 | 18m from front boundary, 8m from left boundary | Dracaena draco - Dragon Tree | i, vi |
| 23 Lancelot Avenue | HAZELWOOD PARK | CT 5153/863 | 4m from front boundary, 1m from left boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 23 Lancelot Avenue | HAZELWOOD PARK | CT 5153/863 | 3.5m from front boundary, 0.5m from left boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 43 Linden Avenue | HAZELWOOD PARK | CT 5734/231 | 2m from front boundary, 5m from left boundary | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 42 Russell Avenue | HAZELWOOD PARK | CT 5352/317 | 16m from Richter Lane, 0.5m from Russell Avenue | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 1 Sidney Place | HAZELWOOD PARK | CT 5662/150 | 2m from left of boundary, about 2/3rds back from front boundary | Callitris gracillis - Southern Cypress Pine | ii, iii, iv, v |
| 305 Beulah Road | KENSINGTON PARK | CT 5596/996 | 25m from front boundary, 9m from right boundary | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 45 Yeronga Avenue | KENSINGTON PARK | CT 5806/599 | 3m from front boundary, 8m from left boundary | Cycas revoluta - Sago Plum | i, vi |
| 428 Magill Road | KENSINGTON GARDENS | CT 2386/120 Strata Plan 3014 | 9m from front boundary, 0.5m from left boundary | Eucalyptus saligna - Sydney Blue Gum | i, vi |
| 444 Magill Road | KENSINGTON GARDENS | CT 5779/968 | 20m from front boundary, 13 m from left boundary | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 464 Magill Road | KENSINGTON GARDENS | CT 5555/202 | 5m from front boundary, 6m from left boundary | Jacaranda mimosifolia - Jacaranda | i, vi |

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|---|---|---|---|---|---|
| 24 Myall Avenue | KENSINGTON GARDENS | CT 5532/293 | Front left of site | Washingtonia filifera - Cotton Palm | i, vi |
| 24 Myall Avenue | KENSINGTON GARDENS | CT 5532/293 | Front right of site | Washingtonia filifera - Cotton Palm | i, vi |
| 24 Myall Avenue | KENSINGTON GARDENS | CT 5532/293 | Rear of site | Washingtonia filifera - Cotton Palm | i, vi |
| 24A Myall Avenue | KENSINGTON GARDENS | CT 5420/540 | Rear of site | Washingtonia filifera - Cotton Palm | i, vi |
| 26 Myall Avenue | KENSINGTON GARDENS | CT 5520/504 | Front of site | Washingtonia filifera - Cotton Palm | i, vi |
| 26 Myall Avenue | KENSINGTON GARDENS | CT 5520/504 | Rear of site | Washingtonia filifera - Cotton Palm | i, vi |
| 25 West Terrace | KENSINGTON GARDENS | CT 5232/533 | Rear right NW corner | Washingtonia filifera - Cotton Palm | i, vi |
| 41 West Terrace | KENSINGTON GARDENS | CT 5224/539 | 3m from front boundary, 9m from right boundary | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 29 Godfrey Terrace | LEABROOK | CT 5733/648 | 7m from rear lane, 10m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 29 Godfrey Terrace | LEABROOK | CT 5733/648 | 7.5m from rear lane, 7.5m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 29 Godfrey Terrace | LEABROOK | CT 5733/648 | 9m from rear lane, 5m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 286 Kensington Road | LEABROOK | CT 5712/315 | 12m from front boundary, 26 metres from left boundary | Platanus hybrida - Plane Tree | i, vi |
| 314 Kensington Road | LEABROOK | CT 5131/239 | 10m from rear boundary, on left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 314 Kensington Road | LEABROOK | CT 5131/239 | 1m from rear boundary, centre of block | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 314 Kensington Road | LEABROOK | CT 5131/239 | 1.5m from rear boundary, on right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 5 The Parkway | LEABROOK | CT 5153/737 | 4m from front boundary, 2m from left boundary | Sabal palmetto - Palmetto | i, vi |
| 8 Tusmore Avenue | LEABROOK | CT 5210/519 | 2m from Stanley Street, on Eastern boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 24 Stanley Street | LEABROOK | CT 5804/313 | 22m from front boundary, 3m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 24 Stanley Street | LEABROOK | CT 5804/313 | 3m from front boundary, 1m from right boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 29 Stanley Street | LEABROOK | Strata Plan 1195 | On front left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 29 Stanley Street | LEABROOK | Strata Plan 1195 | 2m from front boundary, 8m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 29 Stanley Street | LEABROOK | Strata Plan 1195 | 1.5m from front boundary, 9.5m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 29 Stanley Street | LEABROOK | Strata Plan 1195 | 3.5m from front boundary, 4.5m from right boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 29 Stanley Street | LEABROOK | Strata Plan 1195 | 9m from front boundary, 2m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 31 Stanley Street | LEABROOK | CT 5498/712 | 2m from front boundary, 2m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 31 Stanley Street | LEABROOK | CT 5498/712 | 24m from front boundary, 3m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 31 Stanley Street | LEABROOK | CT 5498/712 | 36m from front boundary, 3m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 42 Beatty Street | LINDEN PARK | SP 6687 | 1m from front boundary, 3m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 37 Sturdee Street | LINDEN PARK | CT 5220/62 | 4.5m from front boundary, 3.5m from right boundary | Eucalyptus camaldulensis - River Red Gum | ii, iii, v |
| 45 Briant Road | MAGILL | CT 5712/695 | 1.5m from front boundary, 6m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 15 East Street | MAGILL | CT 5242/82 | 2m from rear boundary, 1m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | iii, iv, v |
| 24 East Street | MAGILL | CT 5804/706 | 1.5m from front boundary, 4m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 20 Ellis Street | MAGILL | CT 5553/289 | 1m from front boundary, 6.5m from left boundary | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 9 Elm Grove | MAGILL | CT 5412/669 | 4m from front boundary, 7m from right boundary | Cedrus deodara - Deodar Cedar | i, vi |
| 12 Elm Grove | MAGILL | CT 5681/677 | 3m from front boundary, 5m from right boundary | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 47 Giles Street | MAGILL | CT 5746/832 | 12m from rear boundary, 4.5m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 47 Giles Street | MAGILL | CT 5746/832 | 5m from rear boundary, centre of property | Eucalyptus leucoxylon - South Australian Blue Gum | ii, iii, iv, v |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 47 Giles Street | MAGILL | CT 5746/832 | 10m from rear boundary, 5m left of house | Eucalyptus camaldulensis - River Red Gum | ii, iii, iv, v |
| 47 Giles Street | MAGILL | CT 5746/832 | 18m from rear boundary, 5m left of house | Eucalyptus camaldulensis - River Red Gum | ii, iii, iv, v |
| 47 Giles Street | MAGILL | CT 5746/832 | 20m from rear boundary, 7m left of house | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 47 Giles Street | MAGILL | CT 5746/832 | 8m from front boundary, 9m left of house | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, iv, v |
| 8 Henry Martin Square | MAGILL | CT 5425/814 | 3m from rear boundary, 5m from right boundary | Quercus robur - English Oak | i, vi |
| 9 Henry Martin Square | MAGILL | CT 5425/815 | 8m from rear boundary, 3m from left boundary | Quercus robur - English Oak | i, vi |
| 508 Magill Road | MAGILL | Strata Plan 513926 | 5m from left boundary, on front boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 508 Magill Road | MAGILL | Strata Plan 513926 | 14m from right boundary, on front boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 508 Magill Road | MAGILL | Strata Plan 513926 | 2m from right boundary, on front boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 596 Magill Road | MAGILL | CT 5737/732, CT 3655/169, CT 5721/727, CT 5807/26, CT 5807/15 | 30m from front boundary, 58m from left boundary | Eucalyptus camaldulensis - River Red Gum | iii, iv, v |
| 10 McGlasson Avenue | MAGILL | CT 5366/220 | 0.5m from East Street, 0.1m from McGlasson Avenue | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 12 Ormond Avenue | MAGILL | CT 5163/143 | 1.5m from driveway, on property boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 29 Romalo Avenue | MAGILL | CT 5227/331 | 2.5m from front boundary, 3m from right boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 33 Romalo Avenue | MAGILL | CT 5648/846 | 4.5m from Maple Avenue, 7m from Romalo Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 33 Romalo Avenue | MAGILL | CT 5648/846 | 5.5m from Maple Avenue, 6m from Romalo Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 33 Romalo Avenue | MAGILL | CT 5648/846 | 6.5m from Maple Avenue, 7m from Romalo Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 33 Romalo Avenue | MAGILL | CT 5648/846 | 7.5m from Maple Avenue, 6m from Romalo Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 33 Romalo Avenue | MAGILL | CT 5648/846 | 8.5m from Maple Avenue, 6m from Romalo Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 509 The Parade | MAGILL | CT 5853/742 | 0.5m from front boundary, 74m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 509 The Parade | MAGILL | CT 5853/742 | 1m from front boundary, 58m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 509 The Parade | MAGILL | CT 5853/742 | 2m from front boundary, 38m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 160 Fullarton Road | ROSE PARK | Community Plan 20846 | 6m from front boundary, 60m from right boundary | Platanus hybrida - Plane Tree | i, vi |
| 24 Kensington Road | ROSE PARK | CT 5077/607 | 1.5m from front boundary, 2m from left boundary | Eucalyptus sideroxylon - Red Ironbark Gum | i, vi |
| 29 Hewitt Avenue | ROSE PARK | CT 5356/899 | 8m from rear boundary, 1.5m from right boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 29 Hewitt Avenue | ROSE PARK | CT 5356/899 | 8m from rear boundary, 2.5m from right boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 7 Prescott Terrace | ROSE PARK | CT 5549/700 | 45 m from Prescott Avenue, 17m from Hewitt Avenue | Eucalyptus scoparia - Wallangarra White Gum | i, v, vi |
| 26 Swaine Avenue | ROSE PARK | CT 5711/927 | 10m from front boundary, 3m from left boundary | Washingtonia filifera - Cotton Palm | i, vi |
| 17 Edgcumbe Terrace | ROSSLYN PARK | CT 5639/438 | 20m from rear boundary, 3m from right boundary | Washingtonia filifera - Cotton Palm | i, vi |
| 25 Hyland Terrace | ROSSLYN PARK | CT 5343/270 | 15m from rear boundary, 4m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 5 Brae Road | ST GEORGES | CT 5408/570 | 6m from rear boundary, 10m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 13 Sunnyside Road | ST GEORGES | CT 5840/726 | 17m from front boundary, 7m from Anglesey Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 13 Sunnyside Road | ST GEORGES | CT 5840/726 | 23.5m from front boundary, 4m from Anglesey Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 13 Sunnyside Road | ST GEORGES | CT 5840/726 | 24.5m from front boundary, 10m from Anglesey Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 13 Sunnyside Road | ST GEORGES | CT 5840/726 | 34.5m from front boundary, 8m from Anglesey Avenue | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 36 Wootoona Terrace | ST GEORGES | CT 5358/929 | 2m from front boundary, 0.5m from right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v |
| 5 Martindale Avenue | TOORAK GARDENS | CT 5860/236 | 3m from front boundary, 1m from right boundary | Eucalyptus sp | i, vi |
| 15 Sturt Avenue | TOORAK GARDENS | CT 5854/975 | 6m from front boundary, 0.5m from right boundary | Chamaerops humilis - Dwarf Fan Palm | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 15 Sturt Avenue | TOORAK GARDENS | CT 5854/975 | 4m from front boundary, 0.5m from right boundary | Chamaerops humilis - Dwarf Fan Palm | i, vi |
| 17 Bakewell Street | TUSMORE | CT 5451/172 | 6m from front boundary, 7m from right boundary | Quercus palustris - Pin Oak | i, vi |
| 46 Kennaway Street | TUSMORE | CT 5422/437 | 30m from front boundary, 1m from right boundary | Washingtonia robusta - Mexican Washingtonia | i, vi |
| 23 Stirling Street | TUSMORE | CT 5261/397 | 10m from front boundary, on left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 61 Tusmore Avenue | TUSMORE | CT 5511/388 | 2.5m from front boundary, near right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 61 Tusmore Avenue | TUSMORE | CT 5511/388 | 4m from front boundary, near right boundary | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v |
| 71 Waterfall Gully Road | WATERFALL GULLY | CT 5741/48 | On front boundary, 17m from left boundary | Eucalyptus camaldulensis - River Red Gum | ii, iii, iv, v |
| 79 Waterfall Gully Road | WATERFALL GULLY | CT 5194/85 | 1m from front boundary, 1m from left boundary | Eucalyptus saligna - Sydney Blue Gum | i, vi |
| 79 Waterfall Gully Road | WATERFALL GULLY | CT 5194/85 | 1m from front boundary, 4m from left boundary | Eucalyptus saligna - Sydney Blue Gum | i, vi |
| 27 Caloroga Street | WATTLE PARK | CT 5350/273 | 8m from front boundary, 5m from left boundary | Quercus palustris - Pin Oak | i, vi |
| 10 Darrell Avenue | WATTLE PARK | CT 5585/834 | 9m from front boundary, 18m from left boundary | Eucalyptus Saligna - Sydney Blue Gum | i, vi |
| 496 Kensington Road | WATTLE PARK | CT 5605/263 | 7m from Gordo Ave, 2m from rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 496 Kensington Road | WATTLE PARK | CT 5605/263 | 5.5m from Gordo Ave, 1m From rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 496 Kensington Road | WATTLE PARK | CT 5605/263 | 3.5m from Gordo Ave, 2m from rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 496 Kensington Road | WATTLE PARK | CT 5605/263 | 2m from Gordo Ave, 0.5m from rear boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 140 Penfold Road | WATTLE PARK | CT 5806/414 | 3m from front boundary, 11m from left boundary | Eucalyptus camaldulensis - River Red Gum | i, iii, iv, v |
| 140 Penfold Road | WATTLE PARK | CT 5806/414 | 6m from front boundary, 19m from left boundary | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 140 Penfold Road | WATTLE PARK | CT 5806/414 | 9m from Penfold Road, 4.5m from Crompton Drive | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |
| 140 Penfold Road | WATTLE PARK | CT 5806/414 | 2m from Crompton Drive, 4m SE from previous tree | Eucalyptus leucoxylon - South Australian Blue Gum | i, iii, iv, v |

## Prospect

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 48 Alabama Ave | PROSPECT | CT5259/905 | -34.8718, 138.588 | Washingtonia filifera - Cotton Palm | i, vi |
| 27 Albert St | PROSPECT | CT5197/266 | -34.8789, 138.591 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 52 Albert St | PROSPECT | CT5715/979 | -34.8781, 138.589 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 66 Albert St | PROSPECT | CT5364/463 | -34.8785, 138.588 | Washingtonia filifera - Cotton Palm | i, vi |
| 6 Alpha Rd | PROSPECT | CT5781/412 | -34.8832, 138.595 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 23 Angwin Ave | PROSPECT | CT5193/511 | -34.870, 138.595 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 16 Asquith Rd | NAILSWORTH | CT5653/821 | -34.8799, 138.607 | Corymbia calophylla - Marri | i, vi |
| 13 Asquith St | NAILSWORTH | CT5773/513 | -34.8804, 138.606 | Washingtonia filifera - Cotton Palm | i, vi |
| 13 Asquith St | NAILSWORTH | CT5773/513 | -34.8804, 138.606 | Washingtonia filifera - Cotton Palm | i, vi |
| 19 Asquith St | NAILSWORTH | CT5766/548 | -34.880, 138.607 | Cedrus deodara - Deodar | i, vi |
| 48 Asquith St | NAILSWORTH | CT5334/955 | -34.8796, 138.610 | Brachychiton populneus - Kurrajong | i, vi |
| 19 Athol Ave | PROSPECT | CT5076/410 | -34.872, 138.596 | Fraxinus angustifolia 'Raywood' - Claret Ash | i, vi |
| 24 Athol Ave | PROSPECT | CT5749/810 | -34.8717, 138.595 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 2 Audley Ave | PROSPECT | CT5570/414 | -34.8941, 138.594 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 5 Avenue Rd | PROSPECT | CT5142/173 | -34.8952, 138.589 | Schinus molle var. areria - Pepper Tree | i, vi |
| 14 Azalea St | PROSPECT | CT5167/657 | -34.8888, 138.592 | Toona australis - Red Cedar | i, vi |
| 14 Azalea St | PROSPECT | CT5167/657 | -34.8888, 138.592 | Schinus molle var. areria - Pepper Tree | i, vi |
| 23 Azalea St | PROSPECT | CT5035/728 | -34.8896, 138.591 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 27 Azalea St | PROSPECT | CT5258/286 | -34.8897, 138.591 | Eucalyptus leucoxylon - South Australian Blue Gum | i, vi |
| 48 Balfour St | NAILSWORTH | CT5306/355 | -34.8830, 138.608 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 53 Ballville St | PROSPECT | CT5266/312 | -34.8920, 138.600 | Schinus molle var. areria - Pepper Tree | i, vi |
| 17 Barker Rd | PROSPECT | CT5197/357 | -34.8826, 138.596 | Acer negundo - Box Elder | i, vi |
| 37 Barker Rd | PROSPECT | CT5526/240 | -34.8829, 138.598 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 37 Barker Rd | PROSPECT | CT5526/240 | -34.883, 138.598 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 24 Barker Rd | PROSPECT | CT5223/620 | -34.882, 138.596 | Schinus molle var. areria - Pepper Tree | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 53 Boyle St | PROSPECT | CT5744/912 | -34.8849, 138.588 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 71 Boyle St | PROSPECT | CT5831/367 | -34.8854, 138.586 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 55 Braund Rd | PROSPECT | CT5302/14 | -34.8917, 138.590 | Quercus ilex - Holm Oak | i, vi |
| 1A Braund Rd | PROSPECT | CT5370/87 | -34.8982, 138.590 | Schinus molle var. areria - Pepper Tree | i, vi |
| 37 Braund Rd | PROSPECT | CT5526/240 | -34.893, 138.590 | Melia azedarach - White Cedar | i, vi |
| 54A Braund Rd | PROSPECT | CT5671/766 | -34.8923, 138.590 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 86 Braund Rd | PROSPECT | CT5658/553 | -34.8896, 138.590 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 86 Braund Rd | PROSPECT | CT5658/501 | -34.8895, 138.590 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 86 Braund Rd | PROSPECT | CT5658/501 | -34.8893, 138.590 | Washingtonia filifera - Cotton Palm | i, vi |
| 9 Braund Rd | PROSPECT | CT5209/92 | -34.896, 138.590 | Corymbia ficifolia - Corymbia ficifolia | i, vi |
| 14 Braund Rd | PROSPECT | CT5070/940 | -34.8833, 138.589 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 7 Bridges St | BROADVIEW | CT5222/364 | -34.8797, 138.613 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 1 Brooke St | BROADVIEW | CT5723/767 | -34.8833, 138.619 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 2 Brooke St | BROADVIEW | CT5150/70 | -34.8820, 138.618 | Arbutus unedo - Strawberry Tree | i, vi |
| 39 Buchanan St | NAILSWORTH | CT5244/482 | -34.8825, 138.609 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 9 Buchanan St | NAILSWORTH | CT5485/11 | -34.8823, 138.606 | Brachychiton acerifolius - Flame Tree | i, vi |
| 13 Burwood Ave | NAILSWORTH | CT5205/195 | -34.8859, 138.605 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 13 Burwood Ave | NAILSWORTH | CT5205/195 | -34.8859, 138.604 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 32 California St | NAILSWORTH | CT5545/800 | -34.8836, 138.607 | Melia azedarach - White Cedar | i, vi |
| 25 Camroc Ave | PROSPECT | CT5739/48 | -34.8715, 138.595 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 25 Camroc Ave | PROSPECT | CT5739/48 | -34.8716, 138.595 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 4 Carter St | THORNGATE | CT5198/630 | -34.8961, 138.595 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 5 Carter St | THORNGATE | CT5732/486 | -34.8966, 138.595 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 27 Cassie St | COLLINSWOOD | CT5167/373 | -34.8901, 138.609 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 27 Charles St | PROSPECT | CT5806/467 | -34.8779, 138.591 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 12 Churcher St | THORNGATE | CT5777/205 | -34.8973, 138.596 | Populus sp. - Poplar | i, vi |
| 11 Churchill Rd | OVINGHAM | CT5101/327 | -34.8966, 138.586 | Fraxinus angustifolia 'Raywood' - Claret Ash | i |
| 181 Churchill Rd | PROSPECT | CT1307/158 | -34.8818, 138.585 | Schinus molle var. areria - Pepper Tree | i, vi |
| 181 Churchill Rd | PROSPECT | CT1307/158 | -34.8819, 138.585 | Schinus molle var. areria - Pepper Tree | i, vi |
| 196 Churchill Rd | PROSPECT | CT5750/145 | -34.8821, 138.584 | Schinus molle var. areria - Pepper Tree | i, vi |
| 61 Churchill Rd | PROSPECT | CT5776/237 | -34.891, 138.585 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 95 Churchill Rd | PROSPECT | CT5504/51 | -34.8895, 138.586 | Schinus molle var. areria - Pepper Tree | i, vi |
| 25 Clifford St | PROSPECT | CT5194/611 | -34.8751, 138.599 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 28 Clifford St | PROSPECT | CT5782/921 | -34.8744, 138.599 | Schinus molle var. areria - Pepper Tree | i, vi |
| 21 Clifton St | PROSPECT | CT5264/593 | -34.8941, 138.592 | Corymbia maculata - Spotted Gum | i, vi |
| 45 Clifton St | PROSPECT | CT5476/38 | -34.8939, 138.588 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 52 Clifton St | PROSPECT | CT5543/870 | -34.8935, 138.588 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 53 Clifton St | PROSPECT | CT5155/602 | -34.8941, 138.588 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 21 Cochrane Tce | PROSPECT | CT1018/32 | -34.8948, 138.588 | Schinus molle var. areria - Pepper Tree | i, vi |
| 23 Cochrane Tce | PROSPECT | CT5753/606 | -34.8947, 138.588 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 8 Cochrane Tce | PROSPECT | CT5558/853 | -34.8943, 138.589 | Washingtonia robusta - Mexican Fan Palm | i, vi |
| 21 Collingrove Ave | BROADVIEW | CT2617/19 | -34.8807, 138.613 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 4 Collingrove Ave | BROADVIEW | CT1407/134 | -34.880, 138.611 | Corymbia citriodora - Lemon Scented Gum | i, iii, vi |
| 9 Collins St | COLLINSWOOD | CT5334/501 | -34.8872, 138.610 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 13 Daphne St | PROSPECT | CT5208/790 | -34.8905, 138.592 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 2 Daphne St | PROSPECT | CT5579/438 | -34.8901, 138.594 | Schinus molle var. areria - Pepper Tree | i, vi |
| 2 Daphne St | PROSPECT | CT5579/438 | -34.8901, 138.594 | Schinus molle var. areria - Pepper Tree | i, vi |
| 3 Daphne St | PROSPECT | CT5014/740 | -34.8905, 138.593 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 41 Derlanger Ave | COLLINSWOOD | CT5779/567 | -34.8858, 138.609 | Carya illinoinensis - Pecan | i, vi |
| 237 Devonport Tce | PROSPECT | CT5396/392 | -34.8784, 138.583 | Eucalyptus sideroxylon - Black Butt or Mugga | i, vi |
| 19 Dudley Ave | PROSPECT | CT5332/570 | -34.893, 138.587 | Eucalyptus leucoxylon - South Australian Blue Gum | i, vi |
| 9 Dudley Ave | PROSPECT | CT5325/911 | -34.8931, 138.588 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 15 Elderslie Ave | FITZROY | CT5210/100 | -34.897, 138.592 | Grevillea robusta - Silky Oak | i, vi |
| 15 Elderslie Ave | FITZROY | CT5210/100 | -34.898, 138.592 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 2 Elderslie Ave | FITZROY | CT5580/210 | -34.8974, 138.594 | Washingtonia filifera - Cotton Palm | i, iv, vi |
| 26 Elderslie Ave | FITZROY | CT5280/866 | -34.897, 138.590 | Araucaria heterophylla - Norfolk Island Pine | i |
| 31 Elderslie Ave | FITZROY | CT5095/184 | -34.8979, 138.590 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 33 Elderslie Ave | FITZROY | CT5095/183 | -34.8979, 138.590 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 8 Elderslie Ave | FITZROY | CT5449/163 | -34.8975, 138.593 | Cedrus deodara - Deodar | i, vi |
| 17 Elizabeth St | PROSPECT | CT5806/635 | -34.8894, 138.588 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 9 Elizabeth St | PROSPECT | CT5055/71 | -34.8894, 138.589 | Erythrina indica - Coral Tree | i |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 45 Ellen St | NAILSWORTH | CT5847/592 | -34.886, 138.607 | Ulmus glabra 'Aurea' - Ulmus glabra 'Aurea' | i, vi |
| 10 Emile St | NAILSWORTH | CT5339/992 | -34.8820, 138.605 | Eucalyptus leucoxylon - South Australian Blue Gum | i, ii, iii, v, vi |
| 61 Farrant St | PROSPECT | CT2864/75 | -34.879, 138.600 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 14B First Ave | NAILSWORTH | CT5253/441 | -34.8793, 138.605 | Sabal causiarum - Puerto Rican Hat Palm | i |
| 14B First Ave | NAILSWORTH | CT5253/441 | -34.8793, 138.604 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 14B First Ave | NAILSWORTH | CT5253/441 | -34.8794, 138.605 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 24 First Ave | NAILSWORTH | CT5268/995 | -34.8793, 138.606 | Acer negundo - Box Elder | i, vi |
| 26 First Ave | NAILSWORTH | CT5723/672 | -34.8794, 138.606 | Washingtonia filifera - Cotton Palm | i, vi |
| 66 First Ave | NAILSWORTH | CT5208/333 | -34.878, 138.610 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 75 First Ave | NAILSWORTH | CT5609/134 | -34.879, 138.610 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 18 Fitzroy Tce | FITZROY | CT5157/371 | -34.8969, 138.599 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 18 Fitzroy Tce | FITZROY | CT5157/371 | -34.8970, 138.599 | Phoenix dactylifera - Date Palm | i, vi |
| 7 Fitzroy Tce | THORNGATE | CT5037/381 | -34.8982, 138.595 | Araucaria heterophylla - Norfolk Island Pine | i |
| 7 Fitzroy Tce | THORNGATE | CT5037/381 | -34.8981, 138.595 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 10 Flora Tce | PROSPECT | CT5701/489 | -34.8857, 138.595 | Washingtonia filifera - Cotton Palm | i, vi |
| 14 Flora Tce | PROSPECT | CT5809/772 | -34.8860, 138.596 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 30 Flora Tce | PROSPECT | CT1025/162 | -34.8859, 138.597 | Quercus robur - English Oak | i, vi |
| 39 Flora Tce | PROSPECT | CT1031/127 | -34.8861, 138.598 | Callistemon viminalis - Weeping Bottle Brush | i, vi |
| 57 Galway Ave | BROADVIEW | CT5809/460 | -34.881, 138.615 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 57 Galway Ave | BROADVIEW | CT5809/460 | -34.881, 138.615 | Cedrus deodara - Blue Cedar | i, vi |
| 52 Galway Ave | BROADVIEW | CT5765/69 | -34.8823, 138.614 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 6 Galway Ave | BROADVIEW | CT5208/256 | -34.8872, 138.615 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 86 Galway Ave | BROADVIEW | CT5295/363 | -34.8784, 138.614 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 40 Gladstone Rd | PROSPECT | CT5575/472 | -34.8836, 138.590 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 13 Gloucester St | PROSPECT | CT5402/671 | -34.8910, 138.596 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 50 Gordon Rd | PROSPECT | CT5546/737 | -34.8796, 138.598 | Olea europaea - Olive | i, vi |
| 5 Graham Pl | PROSPECT | CT5749/297 | -34.891, 138.587 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 26 Guilford Ave | PROSPECT | CT5738/896 | -34.8727, 138.590 | Washingtonia filifera - Cotton Palm | i, vi |
| 36 Hampstead Rd | BROADVIEW | CT5575/570 | -34.8808, 138.619 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 50 Hampstead Rd | BROADVIEW | CT5791/796 | -34.8793, 138.619 | Araucaria heterophylla - Norfolk Island Pine | vi |
| 2 Hardy Tce | BROADVIEW | CT5713/662 | -34.8787, 138.615 | Brachychiton acerifolius - Flame Tree | i, vi |
| 27 Harrington St | PROSPECT | CT5587/553 | -34.892, 138.590 | Melia azedarach - White Cedar | i, vi |
| 29 Harrington St | PROSPECT | CT5360/537 | -34.8923, 138.590 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 29 Harrington St | PROSPECT | CT5360/537 | -34.8922, 138.590 | Melia azedarach - White Cedar | i, vi |
| 29 Harrington St | PROSPECT | CT5360/537 | -34.8924, 138.591 | Schinus molle var. areria - Pepper Tree | i, vi |
| 78 Harvey St | COLLINSWOOD | CT5798/513 | -34.889, 138.613 | Ficus rubiginosa - Port Jackson Fig | i, vi |
| 38 Harvey St | NAILSWORTH | CT5275/3 | -34.8882, 138.607 | Washingtonia filifera - Cotton Palm | i, vi |
| 17 Henrietta St | PROSPECT | CT5728/757 | -34.8706, 138.599 | Callistemon viminalis - Weeping Bottle Brush | i, vi |
| 27-29 Hepburn St | BROADVIEW | CT5549/108 | -34.8841, 138.618 | Schinus molle var. areria - Pepper Tree | i, vi |
| 27-29 Hepburn St | BROADVIEW | CT5549/108 | -34.8842, 138.618 | Schinus molle var. areria - Pepper Tree | i, vi |
| 11 Highbury St | PROSPECT | CT5036/958 | -34.8958, 138.597 | Carya illinoinensis - Pecan | i, vi |
| 5A Highbury St | PROSPECT | CT5389/82 | -34.8958, 138.595 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 4 Hillsdale St | PROSPECT | CT5444/1 | -34.8734, 138.590 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 6 Hudson St | PROSPECT | CT5702/103 | -34.8763, 138.598 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 3 Iona St | BROADVIEW | CT5417/451 | -34.8794, 138.611 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 28 James St | PROSPECT | CT5484/242 | -34.8747, 138.591 | Ficus rubiginosa - Port Jackson Fig | i, vi |
| 16 Johns Rd | PROSPECT | CT5466/80 | -34.8805, 138.595 | Grevillea robusta - Silky Oak | i, vi |
| 47 Johns Rd | PROSPECT | CT5780/889 | -34.8808, 138.599 | Schinus molle var. areria - Pepper Tree | i, vi |
| 11A Jones St | NAILSWORTH | CT5731/403 | -34.881, 138.6.4 | Metrosideros excelsus 'Variegata' - Variegated New Zealand Christmas Bush | i, vi |
| 6 Jones St | NAILSWORTH | CT5778/318 | -34.880, 138.603 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 18 Kintore Ave | PROSPECT | CT861 /15 | -34.8869, 138.596 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 58 Kintore Ave | PROSPECT | CT5791/16 | -34.8866, 138.600 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 58 Kintore Ave | PROSPECT | CT5791/16 | -34.8867, 138.600 | Washingtonia filifera - Cotton Palm | i, vi |
| 66 Kintore Ave | PROSPECT | CT5678/857 | -34.8866, 138.600 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 19 Koonga Ave | PROSPECT | CT5208/565 | -34.8928, 138.599 | Schinus molle var. areria - Pepper Tree | i, vi |
| 2 Le Hunte Ave | PROSPECT | CT5366/576 | -34.8819, 138.593 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 65 Le Hunte Ave | PROSPECT | CT5392/496 | -34.8828, 138.586 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 11 Linley Ave | PROSPECT | CT5779/907 | -34.8726, 138.597 | Eucalyptus saligna - Sydney Blue Gum | i, vi |
| 4 Livingstone Ave | PROSPECT | CT5029/960 | -34.8704, 138.592 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 44 Marian Pl | PROSPECT | CT5495/924 | -34.8912, 138.588 | Schinus molle var. areria - Pepper Tree | i, vi |
| 50 Marian Pl | PROSPECT | CT5107/77 | -34.8915, 138.588 | Araucaria heterophylla - Norfolk Island Pine | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 1 Martin Ave | FITZROY | CT5700/766 | -34.8966, 138.594 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 19 Martin Ave | FITZROY | CT5145/434 | -34.8971, 138.592 | Schinus molle var. areria - Pepper Tree | i, vi |
| 21 Martin Ave | FITZROY | CT5277/677 | -34.8968, 138.591 | Cinnamomum camphora - Camphor Laurel | i, vi |
| 5 Martin Ave | FITZROY | CT5346/618 | -34.8967, 138.593 | Cedrus deodara - Deodar | i, vi |
| 10 Milner St | PROSPECT | CT5658/926 | -34.8894, 138.596 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 11 Milner St | PROSPECT | CT5739/73 | -34.8901, 138.596 | Cedrus deodara - Deodar | i, vi |
| 5 Milner St | PROSPECT | CT5209/942 | -34.8900, 138.595 | Cedrus deodara - Deodar | i, vi |
| 61 Milner St | PROSPECT | CT5281/935 | -34.8901, 138.601 | Washingtonia filifera - Cotton Palm | i, vi |
| 14 Moore St | PROSPECT | CT5339/851 | -34.8709, 138.600 | Brachychiton populneus - Kurrajong | i, vi |
| 15 Myponga Tce | BROADVIEW | CT5010/415 | -34.8788, 138.618 | Liquidambar styraciflua - Liquidambar | i, vi |
| 17 Newbon St | NAILSWORTH | CT5377/630 | -34.877, 138.604 | Fraxinus oxycarpa - Ash | i, vi |
| 47 Newbon St | NAILSWORTH | CT5274/521 | -34.8875, 138.607 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 57 Newbon St | NAILSWORTH | CT5072/728 | -34.8877, 138.608 | Washingtonia filifera - Cotton Palm | i, vi |
| 109 North East Rd | COLLINSWOOD | CT5568/996 | -34.8861, 138.617 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 109 North East Rd | COLLINSWOOD | CT5568/998 | -34.8857, 138.617 | Ulmus procera - English Elm | i, vi |
| 109 North East Rd | COLLINSWOOD | CT5568/998 | -34.8857, 138.617 | Ulmus procera - English Elm | i, vi |
| 109 North East Rd | COLLINSWOOD | CT5568/998 | -34.8858, 138.617 | Ulmus procera - English Elm | i, vi |
| 109 North East Rd | COLLINSWOOD | CT5568/998 | -34.8856, 138.617 | Ulmus procera - English Elm | i, vi |
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.618 | Ulmus procera - English Elm | i, vi |
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.618 | Ulmus procera - English Elm | i, vi |
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.617 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.617 | Ulmus procera - English Elm | i, vi |
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.618 | Ulmus procera - English Elm | i, vi |
| 24 Nottage Tce | MEDINDIE GARDENS | CT1299/200 | -34.8929, 138.607 | Grevillea robusta - Silky Oak | i, vi |
| 6 Nottage Tce | MEDINDIE GARDENS | CT5277/507 | -34.8934, 138.604 | Populus italica 'Nigra' - Lombardy Poplar | i, vi |
| 49 Olive St | PROSPECT | CT5506/853 | -34.8859, 138.589 | Washingtonia filifera - Cotton Palm | i, vi |
| 74 Percy St | PROSPECT | CT5176/917 | -34.8775, 138.601 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 12 Poltawa Tce | BROADVIEW | CT5162/635 | -34.8792, 138.616 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 29 Princes St | PROSPECT | CT5677/90 | -34.8754, 138.586 | Eucalyptus cineria - Eucalyptus cineria | i, vi |
| 34 Princes St | PROSPECT | CT5492/906 | -34.8752, 138.585 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 23 Prospect Rd | PROSPECT | CT5227/767 | -34.8927, 138.596 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 145 Prospect Rd | PROSPECT | CT5751/980 | -34.8824, 138.594 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 53 Prospect Rd | PROSPECT | CT4038/664 | -34.8914, 138.594 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 17 Prospect Tce | PROSPECT | CT5407/912 | -34.892, 138.599 | Jacaranda mimosifolia - Jacaranda | i |
| 78 Redin St | PROSPECT | CT2757/106 | -34.8761, 138.586 | Celtis occidentalis - Hackberry | i, vi |
| 11 Redmond St | MEDINDIE GARDENS | CT1122/143 | -34.891, 138.910 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 466 Regency Rd | PROSPECT | CT2104/27 | -34.8734, 138.599 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 15 Rose St | PROSPECT | CT5855/515 | -34.8887, 138.592 | Schinus molle var. areria - Pepper Tree | i, vi |
| 35 Rose St | PROSPECT | CT5320/46 | -34.8887, 138.591 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 63 Rose St | PROSPECT | CT942/137 | -34.889, 138.588 | Schinus molle var. areria - Pepper Tree | i, vi |
| 67 Rose St | PROSPECT | CT5757/656 | -34.8889, 138.588 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 83 Rose St | PROSPECT | CT1263/160 | -34.8887, 138.586 | Grevillea robusta - Silky Oak | i, vi |
| 24 Rosetta St | COLLINSWOOD | CT5069/317 | -34.8878, 138.611 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, iv, v, vi |
| 2A Rosetta St | COLLINSWOOD | CT5752/366 | -34.8873, 138.609 | Lagunaria patersonii - Norfolk Island Hibiscus | i, vi |
| 2A Rosetta St | COLLINSWOOD | CT5752/366 | -34.8872, 138.609 | Lagunaria patersonii - Norfolk Island Hibiscus | i, vi |
| 8 Rosetta St | COLLINSWOOD | CT5351/174 | -34.8873, 138.609 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 18 Salisbury Tce | COLLINSWOOD | CT5543/969 | -34.8862, 138.613 | Robinia pseudoacacia - Black Locust | i, vi |
| 18 Salisbury Tce | COLLINSWOOD | CT5543/969 | -34.886, 138.613 | Gleditsia tricanthos - Honey Locust | i, vi |
| 18 Salisbury Tce | COLLINSWOOD | CT5543/969 | -34.886, 138.613 | Quercus robur - English Oak | i, vi |
| 19 Salisbury Tce | COLLINSWOOD | CT5575/163 | -34.8864, 138.614 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8856, 138.614 | Schinus molle var. areria - Pepper Tree | i, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8861, 138.614 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8860, 138.613 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8863, 138.613 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 62 Second Av | SEFTON PARK | CT5780/409 | -34.8781, 138.609 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 14 Sherbourne Rd | MEDINDIE GARDENS | CT5561/624 | -34.8921, 138.605 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 35 Sherbourne Rd | MEDINDIE GARDENS | CT5753/560 | -34.8927, 138.608 | Fraxinus angustifolia 'Raywood' - Claret Ash | i, vi |
| 7 Sherbourne Rd | MEDINDIE GARDENS | CT5657/578 | -34.8928, 138.605 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 9 Sherbourne Rd | MEDINDIE GARDENS | CT5156/474 | -34.8925, 138.605 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 10 Stevenson St | NAILSWORTH | CT5204/347 | -34.8849, 138.604 | Agonis flexuosa - Weeping Myrtle | i, vi |
| 34 Stevenson St | NAILSWORTH | CT5146/140 | -34.8848, 138.607 | Araucaria heterophylla - Norfolk Island Pine | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 8 Stuart Rd | PROSPECT | CT5065/586 | -34.8771, 138.597 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 28 Third Ave | SEFTON PARK | CT5792/240 | -34.8775, 138.606 | Ulmus glabra 'Lutescans' - Golden Elm | |
| 19 Verco St | BROADVIEW | CT5210/742 | -34.8830, 138.618 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 37 Victoria St | PROSPECT | CT5608/453 | -34.8805, 138.590 | Washingtonia filifera - Cotton Palm | i, vi |
| 34 Vine St | PROSPECT | CT5795/558 | -34.886, 138.590 | Washingtonia filifera - Cotton Palm | i, vi |
| 37 Vine St | PROSPECT | CT2179/171 | -34.8867, 138.590 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 60 Vine St | PROSPECT | CT5577/427 | -34.8862, 138.588 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 7 Vine St | PROSPECT | CT2273/153 | -34.886, 138.592 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 26 Warren Ave | PROSPECT | CT5686/756 | -34.8714, 138.597 | Eucalyptus leucoxylon - South Australian Blue Gum | i, vi |
| 16 Warren Ave | PROSPECT | CT5451/225 | -34.8722, 138.597 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 32 Warren Ave | PROSPECT | CT5401/155 | -34.8710, 138.598 | Cedrus deodara - Deodar | i, vi |
| 52 Wilcox Ave | PROSPECT | CT5250/698 | -34.8842, 138.601 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 15 William St | PROSPECT | CT5157/239 | -34.8757, 138.589 | Ficus microcarpa - Hills fig | i, vi |
| 19 William St | PROSPECT | CT5732/897 | -34.8754, 138.590 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 44 Wilson St | PROSPECT | CT5641/342 | -34.894, 138.602 | Dracaena draco - Dragons Blood | i |
| 4A Braund Rd | PROSPECT | CT5699/363 | -34.897, 138.589 | Calodendrum capense - Cape Chestnut | i, vi |
| 26 First Ave | SEFTON PARK | CT5723/672 | -34.879, 138.605 | Washingtonia filifera - Cotton Palm | i, vi |
| 440 Regency Rd | PROSPECT | CT5674/499 | -34.873, 138.595 | Brachychiton rupestris - Bottle Tree | i, vi |
| 18 Camroc Ave | PROSPECT | CT5289/171 | -34.872, 138.593 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 30 Henrietta St | PROSPECT | CT5063/466 | -34.870, 138.598 | Eucalyptus cladocalyx - Sugar Gum | i, vi |
| 13 Burwood Ave | NAILSWORTH | CT5205/195 | -34.8859, 138.604 | Eucalyptus cladocalyx - Sugar Gum | i, vi |
| 13 Burwood Ave | NAILSWORTH | CT5205/195 | -34.8859, 138.604 | Eucalyptus cladocalyx - Sugar Gum | i, vi |
| 11 Carter St | PROSPECT | CT5277/775 | -34.8960, 138.595 | Washingtonia filifera - Cotton Palm | i, vi |
| 24 Prospect Rd | FITZROY | CT5155/101 | -34.895, 138.593 | Cedrus atlantica 'Glauca' - Blue Cedar | i, vi |
| 24 Prospect Rd | FITZROY | CT5155/101 | -34.895, 138.593 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 33 Highbury St | PROSPECT | CT5689/30 | -34.895, 138.598 | Schinus molle var. areria - Pepper Tree | i, vi |
| 68 Albert St | PROSPECT | CT5463/154 | -34.878, 138.587 | Eucalyptus camaldulensis - River Red Gum | i, ii, v, vi |
| 72 Albert St | PROSPECT | CT5419/882 | -34.878, 138.587 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 171 Prospect Rd | PROSPECT | CT5284/551 | -34.879, 138.593 | Washingtonia filifera - Cotton Palm | i, vi |
| 57 Le Hunte Ave | PROSPECT | CT5676/930 | -34.882, 138.587 | Washingtonia filifera - Cotton Palm | i, vi |
| 61 Le Hunte Ave | PROSPECT | CT5778/710 | -34.882, 138.586 | Washingtonia filifera - Cotton Palm | i, vi |
| 119 Braund Rd | PROSPECT | CT5070/941 | -34.883, 138.589 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 46 Labrina St | PROSPECT | CT5476/807 | -34.887, 138.598 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 1 Ballville St | PROSPECT | CT5692/198 | -34.8920, 138.595 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 5 College St | PROSPECT | CT5239/999 | -34.892, 138.599 | Washingtonia filifera - Cotton Palm | i, vi |
| 65 Milner St | PROSPECT | CT5281/942 | -34.890, 138.601 | Ficus microcarpa - Hills fig | i, vi |
| 65 Milner St | PROSPECT | CT5281/943 | -34.890, 138.601 | Ficus microcarpa - Hills fig | i, vi |
| 21 Richman Ave | PROSPECT | CT5273/891 | -34.893, 138.597 | Washingtonia filifera - Cotton Palm | i, vi |
| 21 Richman Ave | PROSPECT | CT5273/891 | -34.893, 138.597 | Washingtonia filifera - Cotton Palm | i, vi |
| 86 Kintore Ave | PROSPECT | CT5261/763 | -34.886, 138.602 | Washingtonia filifera - Cotton Palm | i, vi |
| 149 Prospect Rd | PROSPECT | CT5551/414 | -34.882, 138.594 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 22 William St | PROSPECT | CT5130/613 | -34.875, 138.588 | Eucalyptus camaldulensis - River Red Gum | i, ii, iii, v, vi |
| 53 Harvey St | COLLINSWOOD | CT5678/961 | -34.889, 138.609 | Washingtonia filifera - Cotton Palm | i, vi |
| 14B First Ave | NAILSWORTH | CT5253/441 | -34.8794, 138.604 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 14B First Ave | NAILSWORTH | CT5253/441 | -34.8793, 138.604 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 16 Flora Tce | PROSPECT | CT5476/980 | -34.885, 138.595 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 6 Hampstead Rd | BROADVIEW | CT5744/415 | -34.619, 138.619 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 44 Wilson St | PROSPECT | CT5641/342 | -34.894, 138.602 | Dracaena draco - Dragons Blood | i |
| 290 Main North Rd | PROSPECT | CT5170/552 | -34.872, 138.601 | Ulmus glabra 'Lutescans' - Golden Elm | i, vi |
| 49 Prospect Rd | PROSPECT | CT5798/278 | -34.897, 138.594 | Brachychiton sp. - | i |
| 11 North East Rd | COLLINSWOOD | CT5277/775 | -34.8920, 138.609 | Sabal causiarum - Puerto Rican Hat Palm | i, vi |
| 40 Third Ave | SEFTON PARK | CT5713/51 | -34.877, 138.607 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 21 Edwin Ave | COLLINSWOOD | CT5177/988 | -34.885, 138.617 | Cinnamomum camphora - Camphor Laurel | i, vi |
| 18 Fitzroy Tce | FITZROY | CT5157/371 | -34.898, 138.591 | Phoenix dactylifera - Date Palm | i, vi |
| 18 Fitzroy Tce | FITZROY | CT5157/371 | -34.898, 138.591 | Phytolacca dioica - Ombu | i, vi |
| 18 Fitzroy Tce | FITZROY | CT5157/371 | -34.987, 138.591 | Washingtonia filifera - Cotton Palm | i, vi |
| 30 Henrietta St | PROSPECT | CT5063/466 | -34.870, 138.598 | Eucalyptus cladocalyx - Sugar Gum | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.8927, 138.596 | Phoenix dactylifera - Senegal Date Palm or African Wild Date | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.595 | Phoenix dactylifera - Senegal Date Palm or African Wild Date | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.596 | Phoenix dactylifera - Senegal Date Palm or African Wild Date | i, vi |
| 12 Main North Rd | THORNGATE | CT5198/628 | -34.897, 138.598 | Phoenix dactylifera - Date Palm | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 111 North East Rd | COLLINSWOOD | CT5647/489 | -34.8859, 138.617 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 203-211 Main North Rd | SEFTON PARK | CT5439/486 | -34.897, 138.602 | Schinus molle var. areria - Pepper Tree | i, vi |
| 90-92 Main North Rd | PROSPECT | CT5130/914 | -34.891, 138.602 | Washingtonia robusta - Mexican Fan Palm | i, vi |
| 102 Main North Rd | PROSPECT | CT5298/422 | -34.8900, 138.602 | Casuarina glauca - Swamp Oak | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.8927, 138.595 | Phoenix dactylifera - Senegal Date Palm or African Wild Date | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.596 | Livistona australis - Cabbage Tree Palm | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.596 | Calodendrum capense - Cape Chestnut | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.594 | Araucaria cunninghamii - Hoop Pine | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.893, 138.596 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 23 Prospect Rd | PROSPECT | CT5722/657 | -34.8927, 138.596 | Araucaria bidwillii - Bunya Bunya | vi |
| 7 Myponga Tce | BROADVIEW | CT5121/820 | -34.897, 138.618 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 7 Myponga Tce | BROADVIEW | CT5121/820 | -34.897, 138.618 | Araucaria heterophylla - Norfolk Island Pine | i, vi |
| 20 Fitzroy Tce | FITZROY | CT5554/793 | -34.898, 138.589 | Washingtonia filifera - Cotton Palm | i, vi |
| 22 McInnes Ave | BROADVIEW | CT5722/181 | -34.876, 138.612 | Fraxinus angustifolia 'Raywood' - Claret Ash | i, vi |
| 19 Fitzroy Tce | FITZROY | CT5407/712 | -34.898, 138.590 | Phoenix reclinata - Senegal Date Palm or African Wild Date | vi |
| 7 Second Ave | SEFTON PARK | CT5759/185 | -34.897, 138.603 | Schinus molle var. areria - Pepper Tree | i, vi |
| 15 Toronto St | OVINGHAM | CT5543/822 | -34.897, 138.587 | Schinus molle var. areria - Pepper Tree | i, vi |
| 20 Fitzroy Tce | FITZROY | CT5554/793 | -34.898, 138.589 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 47 Clifton St | PROSPECT | CT5467/181 | -34.893, 138.588 | Harpephyllum caffrum - Kaffir Plum | i, vi |
| 74 Prospect Rd | PROSPECT | CT5079/520 | -34.890, 138.593 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 74 Prospect Rd | PROSPECT | CT5079/520 | -34.890, 138.593 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 74 Prospect Rd | PROSPECT | CT5079/520 | -34.890, 138.593 | Phoenix canariensis - Canary Island Date Palm | i, vi |
| 2A Jones St | NAILSWORTH | CT5174/651 | -34.880, 138.603 | Eucalyptus camaldulensis - River Red Gum | i, vi |
| 28 Balfour St | NAILSWORTH | CT1132/184 | -34.882, 138.605 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 33 California St | NAILSWORTH | CT5326/247 | -34.884, 138.606 | Corymbia citriodora - Lemon Scented Gum | i, vi |
| 3 East Tce | NAILSWORTH | CT5522/696 | -34.881, 138.608 | Brachychiton populneus - Kurrajong | i, vi |
| 72 Farrant St | PROSPECT | CT5782/850 | -34.878, 138.599 | Brachychiton populneus - Kurrajong | i, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8863, 138.613 | Phoenix rupicola - Cliff Date Palm | i, vi |
| 22 Salisbury Tce | COLLINSWOOD | CT5201/348 | -34.8863, 138.614 | Phoenix rupicola - Cliff Date Palm | vi |
| 32 Prospect Rd | PROSPECT | CT5230/82 | -34.894, 138.593 | Jacaranda mimosifolia - Jacaranda | i, vi |
| 15 Halstead St | FITZROY | CT5237/803 | -34.895, 138.592 | Washingtonia filifera - Cotton Palm | i, vi |
| 6 Halstead St | FITZROY | CT1650/160 | -34.894, 138.593 | Washingtonia filifera - Cotton Palm | i, vi |

## Unley

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 4 Addiscombe Place | Unley Park | 5499/302 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 4 Addiscombe Place | Unley Park | 5499/302 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 40m | Araucaria cunninghamii, Hoop Pine | i, iii, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 20m | Corymbia citriodora, Lemon Scented Gum | iii, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 18m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 72m, Distance From Kerb - 6m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 78m | Araucaria cunninghamii, Hoop Pine | i, iii, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 58m, Distance From Kerb - 65m | Viburnum tinus (hedge), Laurestinus | i, iv, v, vi |
| 6 Addiscombe Place | Unley Park | 5868/375 | Distance From Right Hand Boundary - 62m, Distance From Kerb - 48m | Rosa banksii, Banksia Rose | i, v, vi |
| 40 Albert Street | Goodwood | 5007/311 -314 | Distance From Right Hand Boundary - 37m, Distance From Kerb - 10m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 61 Albert Street | Goodwood 'Souter Park' | 5663/129; 5754/551 | Distance From Right Hand Boundary - 85m, Distance From Kerb - 53m | Celtis occidentalis, Hackberry | i, iv, vi |
| 61 Albert Street | Goodwood 'Souter Park' | 5663/129; 5754/551 | Distance From Right Hand Boundary - 80m, Distance From Kerb - 60m | Celtis occidentalis, Hackberry | i, iv, vi |
| 61 Albert Street | Goodwood 'Souter Park' | 5663/129; 5754/551 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 78m | Celtis occidentalis, Hackberry | i, iv, vi |
| 6 Allen Grove | Unley | 5208/29 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 18m | Pinus pinea, Stone Pine | i, iii, iv, v, vi |
| 3 Andrew Avenue | Millswood | 5292/880 | Distance From Right Hand Boundary - 8m, Distance From Kerb - 7m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, iv, v, vi |
| 9A Andrew Avenue | Millswood | 5633/27 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 4m | Erythrina crista-galli, Coral Tree | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 11 Andrew Avenue | Millswood | 5167/517 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 40m | Ginkgo biloba(female), Maidenhair Tree | i, vi |
| 11 Andrew Avenue | Millswood | 5167/517 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m | Sapium sebiferum, Chinese Tallow Tree | i, vi |
| 11 Andrew Avenue | Millswood | 5167/517 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 25m | Catalpa bignonioides, Indian Bean Tree | i, vi |
| 27 Aroha Terrace | Black Forest | 5738/165 | Distance From Right Hand Boundary - 13m, Distance From Kerb - 7m | Quercus sp., Oak | i, vi |
| 33 Aroha Terrace | Black Forest | 5728/421 | Distance From Right Hand Boundary - 8m, Distance From Kerb - 6.5m | Cedrus atlantica 'Glauca', Blue Cedar | i, vi |
| Aroha Terrace | Black Forest (Opp No. 40) | Tramway Reserve | Distance From Right Hand Boundary - 845m, Distance From Kerb - 2m | Ceratonia siliqua, Carob | i, iv, vi |
| Aroha Terrace | Black Forest (Opp No.42) | Tramway | Distance From Right Hand Boundary - 850m, Distance From Kerb - 2m | Casuarina glauca (group), Swamp Oak | i, iii, iv, v, vi |
| 14 Arthur Street | Unley 'Street John Ambulance' | 5406/108 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 9m | Pittosporum undulatum, Sweet Pittosporum | i, iii, iv, v, vi |
| 2 Avenue Road | Millswood | 5132/870; 5420/193 | Distance From Right Hand Boundary - 11m, Distance From Kerb - 8m | Toona ciliata, Red Cedar | i, iii, iv, v, vi |
| 8 Avenue Road | Millswood | 5226/639 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 52m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 8 Avenue Road | Millswood | 5226/639 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 56m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 32 Avenue Road | Millswood | 4076/18 | Distance From Right Hand Boundary - 49m, Distance From Kerb - 9m | Cinnamomum camphora, Camphor Laurel | i, iii, iv, v, vi |
| 37 Avenue Road | Millswood | 5468/541 | Distance From Right Hand Boundary - 39m, Distance From Kerb - 6m | Robinia pseudoacacia, Black Locust | i, iii, iv, v, vi |
| 37 Avenue Road | Millswood | 5468/541 | Distance From Right Hand Boundary - 27m, Distance From Kerb - 5m | Robinia pseudoacacia, Black Locust | i, iii, iv, v, vi |
| 1 Bendall Avenue | Wayville | 5321/561; 5321/565 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 2m | Toona ciliata, Red Cedar | i, vi |
| 9 Boffa Street | Hyde Park | 5546/983 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 46m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 83 Cambridge Terrace | Malvern | 5422/131 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 7m | Arbutus unedo, Irish Strawberry Tree | i, iii, iv, v, vi |
| 87 Cambridge Terrace | Malvern | 4173/297; 5835/856 | Distance From Right Hand Boundary - 49m, Distance From Kerb - 5m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 88 Cambridge Terrace | Malvern 'Resthaven' | 5192/957 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 88 Cambridge Terrace | Malvern 'Resthaven' | 5192/957 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 12m | Arecastrum romanzoffianum, Queen Palm | i, iii, iv, v, vi |
| 99 Cambridge Terrace | Malvern | 5828/407 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 44m | Quercus ilex, Holm Oak | i, iii, iv, v, vi |
| 106 Cambridge Terrace | Malvern | 5721/56 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 34m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 112 Cambridge Terrace | Malvern | 5206/252; 5206/113 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 32m | Araucaria bidwillii, Bunya Pine | i, iii, iv, v, vi |
| 112 Cambridge Terrace | Malvern | 5206/252; 5206/113 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 23m | Lagunaria patersonii, Norfolk Island Hibiscus | i, iii, iv, v, vi |
| 112 Cambridge Terrace | Malvern | 5206/252; 5206/113 | Distance From Right Hand Boundary - 38m, Distance From Kerb - 8m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 112 Cambridge Terrace | Malvern | 5206/252; 5206/113 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 54m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 122 Cambridge Terrace | Malvern | 5081/881 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 30m | Corymbia citriodora, Lemon Scented Gum | i, vi |
| 133 Cambridge Terrace | Malvern | 5068/102 | Distance From Right Hand Boundary - 19m, Distance From Kerb - 27m | Cupressus macrocarpa, Monterey Cypress | i, iii, iv, v, vi |
| Commercial Road | Hyde Park | Street Trees – between Westall & Hague Streets | Distance From Right Hand Boundary - 10m, Distance From Kerb - 2m | Platanus x acerifolia(group), London Plane | i, iv, vi |
| 4 Commercial Road | Hyde Park | 5557/23 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 8m | Brachychiton populneus, Kurrajong | i, iii, iv, v, vi |
| 4 Commercial Road | Hyde Park | 5557/23 | Distance From Right Hand Boundary - 29m, Distance From Kerb - 3m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 4 Commercial Road | Hyde Park | 5557/23 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 43m | Ficus macrophylla, Moreton Bay Fig | i, iii, v, vi |
| 31 Commercial Road | Hyde Park | 5431/590 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 8m | Jacaranda mimosifolia, Jacaranda | i, vi |
| 33 Commercial Road | Hyde Park | 5084/387 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 15m | Lagunaria patersonii, Norfolk Island Hibiscus | i, iii, v, vi |
| 33A Commercial Road | Hyde Park | 5722/706 | Distance From Right Hand Boundary - 11m, Distance From Kerb - 8m | Cinnamomum camphora, Camphor Laurel | i, vi |
| 35 Commercial Road | Hyde Park | 5498/424; 5695/634 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m | Eucalyptus camaldulensis (Group), River Red Gum (Group) | i, ii, iii, iv, v, vi |
| 2 Cremorne Street | Fullarton | 5713/270 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m | Calodendrum capense, Cape Chestnut | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 59A Cremorne Street | Malvern | 5446/10 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 5m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 102 Cross Road | Highgate | 2342/5 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 20m | Ulmus parvifolia, Chinese Elm | i, iii, v |
| 262-264 Cross Road | Kings Park | 5555/147; 5555/148; 5555/149 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 9m | Butia capitata , Jelly Palm | i, vi |
| 360A Cross Road | Clarence Park 'Page Park' | 5166/834 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 26m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 360A Cross Road | Clarence Park 'Page Park' | 5166/834 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 100m | Pinus pinea, Stone Pine | i, vi |
| Culross Avenue | Myrtle Bank Creekside Reserve | 594/7 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 20m | Eucalyptus camaldulensis, River Red Gum | i, iii, iv, v, vi |
| 1 Curzon Avenue | Millswood 'Goodwood Oval' | 1102/124 | Distance From Right Hand Boundary - 56m, Distance From Kerb - 13m | Quercus suber(row), Cork Oak | i, iii, iv, v, vi |
| 1 Curzon Avenue | Millswood 'Goodwood Oval' | 1102/124 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 20m | Quercus ilex, Holm Oak | i, iii, iv, v, vi |
| 1 Curzon Avenue | Millswood 'Goodwood Oval' | 1102/124 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 28m | Ficus rubiginosa, Port Jackson Fig | i, iii, iv, v, vi |
| 9-11 Davenport Terrace | Wayville | 5006/434; 5006/435; 5006/436 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 12m | Araucaria heterophylla, Norfolk Island Pine | i, vi |
| 9 Dixon Street | Clarence Park | 5662/209; 5992/209 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 18m | Cedrus deodara, Deodar Cedar | i, v, vi |
| 3 Douglas Street | Millswood | 5110/183 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 57m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| Adj. 51 Dover Street | Malvern | Street Tree | Distance From Right Hand Boundary - 50m, Distance From Kerb - 0m | Quercus suber, Cork Oak | i, iii, iv, v, vi |
| 5 Erskine Street | Goodwood | 5226/784 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 12m | Livistona australis, Cabbage Tree Palm | i, iii, v, vi |
| 24 Erskine Street | Goodwood | 5159/218 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 4m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 24 Erskine Street | Goodwood | 5159/218 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 14m | Washingtonia robusta, Mexican Fan Palm | i, vi |
| 26 Erskine Street | Goodwood | 5129/534 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 3m | Ginkgo biloba, Maidenhair Tree | i, vi |
| 25 Ethel Street | Forestville 'Reserve' | 1815/3 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 2m | Fraxinus angustifolia subsp. oxycarpa., Ash | i, iv |
| 25 Ethel Street | Forestville 'Reserve' | 1815/3 | Distance From Right Hand Boundary - 8m, Distance From Kerb - 8m | Fraxinus angustifolia subsp. oxycarpa (group), Ash | i, iv, vi |
| 25 Ethel Street | Forestville 'Reserve' | 1815/3 | Distance From Right Hand Boundary - 150m, Distance From Kerb - 15m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 2 Eton Street | Malvern | 5151/358 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 5m | Cinnamomum camphora, Camphor Laurel | i, iii, iv, v, vi |
| 11 Eton Street | Malvern | 5406/978 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 4m | Grevillea robusta, Silky Oak | i, iii, iv, v, vi |
| 41 Eton Street | Unley | 5094/792 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 28m | Magnolia grandiflora, Bull Bay | i, iii, iv, v, vi |
| 48 Eton Street | Malvern | 5823/711 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m | Ficus sp., Fig | iii, vi |
| 10 Eurilpa Avenue | Everard Park | 5152/699 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 6m | Phoenix dactylifera, Date Palm | i, vi |
| 47 Fairford Street | Unley | 763/37 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 20m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 72 Fairford Street | Unley | 5155/422 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 4m | Cedrus deodara, Deodar Cedar | i, v, vi |
| 14 Fashoda Street | Hyde Park | 5767/960 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 20m | Washingtonia robusta, Mexican Fan Palm | i, iii, v, vi |
| 22A Ferguson Avenue | Myrtle Bank | 5239/944 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 66 Ferguson Avenue | Myrtle Bank | 2023/114 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 6m | Taxus baccata, Yew | i, iii, iv, v |
| 16 Fern Avenue | Fullarton 'Barn Abbey' | 5107/426 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 7m | Diospyros kaki, Japenese Persimmon | i, iii, v |
| 19 Fisher Street | Myrtle Bank | 5095/903 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 33m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 23 Fisher Street | Myrtle Bank | 5071/866 | Distance From Right Hand Boundary - 14m, Distance From Kerb - 6m | Cedrus deodara, Deodar Cedar | i, iii, iv, v, vi |
| 39 Fisher Street | Myrtle Bank | 4105/45 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 10m | Pittosporum undulatum, Sweet Pittosporum | i, iii, v, vi |
| 39 Fisher Street | Myrtle Bank | 4105/45 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 10m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 39 Fisher Street | Myrtle Bank | 4105/45 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 10m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 55m | Pheonix reclinata, Senegal Date Palm | i, iii, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 65m, Distance From Kerb - 55m | Trachycarpus fortunei, Windmill Palm | i, iii, v |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 40m | Photinia serrulata, Chinese Hawthorn | i, v |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 35m, Distance From Kerb - 20m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, iv, v, vi |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 75m, Distance From Kerb - 6m | Quercus ilex, Holm Oak | i, iii, iv, v, vi |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m | Dracaena draco, Dragon Tree | i, iii, v |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m | Cedrus deodara, Deodar Cedar | i, iii, v, vi |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 55m | Quercus robur, English Oak | i, iii, v, vi |
| 78 Fisher Street | Fullarton 'Woodfield' | 5171/402; 5171/403; 5171/404; 5171/405 | Distance From Right Hand Boundary - 60m, Distance From Kerb - 55m | Cassine papillosa, - | i, iii, iv, v, vi |
| 202 Fisher Street | Malvern | 5002/658 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 44m | Schinus molle var. areria, Peppercorn | i, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 64m, Distance From Kerb - 6m | Araucaria heterophylla, Norfolk Island | i, iii, iv, v, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 32m, Distance From Kerb - 6m | Araucaria heterophylla, Pine | i, iii, iv, v, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 64m, Distance From Kerb - 6m | Araucaria heterophylla, " | i, iii, iv, v, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 48m, Distance From Kerb - 6m | Araucaria heterophylla, " | i, iii, iv, v, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 6m | Araucaria heterophylla - row of 6, " | i, iii, iv, v, vi |
| 269 Fullarton Road | Fullarton 'Howard Florey Reserve' | 5754/552; 3664/167 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 6m | Araucaria heterophylla, " | i, iii, iv, v, vi |
| 328 Fullarton Road | Fullarton 'Stow Court' | 5479/362 | Distance From Right Hand Boundary - 73m, Distance From Kerb - 36m | Ulmus glabra, Wych Elm | i, vi |
| 328 Fullarton Road | Fullarton 'Stow Court' | 5479/362 | Distance From Right Hand Boundary - 67m, Distance From Kerb - 41m | Fraxinus 'Raywood', Claret Ash | i, iii, iv, v, vi |
| 328 Fullarton Road | Fullarton 'Stow Court' | 5479/362 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 40m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| 328 Fullarton Road | Fullarton 'Stow Court' | 5479/362 | Distance From Right Hand Boundary - 60m, Distance From Kerb - 40m | Sapium sebiferum, Chinese Tallow Tree | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 67m, Distance From Kerb - 42m | Photinia serrulata, Chinese Hawthorn | i, iii, v |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 128m, Distance From Kerb - 67m | Macadamia integrifolia, Smooth-shelled Macadamia Nut | i, iii, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 93m, Distance From Kerb - 35m | Premna lignum-vitae, - | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 103m, Distance From Kerb - 35m | Araucaria bidwillii, Bunya Pine | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 63m, Distance From Kerb - 30m | Eucalyptus camaldulensis (Group), River Red Gum (Group) | i, ii, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 105m, Distance From Kerb - 60m | Lagunaria patersonii, Norfolk Island Hibiscus | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 10m | Pinus halepensis(row-8), Aleppo Pine | i, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 74m | Quercus ilex, Holm Oak | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 87m, Distance From Kerb - 18m | Ceratonia siliqua, Carob | i, iii, iv, v, vi |
| 411 Fullarton Road | Fullarton 'Fullarton Park' | 5831/568 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 50m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 1 George Street | Unley Park | 5672/265 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 14m | Acer negundo, Box Elder | i, iii, vi |
| 5 George Street | Unley Park | 5380/193 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 7m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 28 George Street | Unley Park | 5087/438 | Distance From Right Hand Boundary - 34m, Distance From Kerb - 5m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| Gilbert Street | Goodwood (Adj. No. 2 Rushton Street) | Street Tree | Distance From Right Hand Boundary - 2m, Distance From Kerb - 2m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 33m | Feijoa sellowiana, Pineapple Guava | iv, v |
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 56m, Distance From Kerb - 31m | Feijoa sellowiana, Pineapple Guava | iii, iv, v |
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 53m, Distance From Kerb - 25m | Vitex lucens, Puriri | i, iii, iv, v, vi |
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 28m, Distance From Kerb - 32m | Citharexylum quadrangulare, Jamaican Fiddlewood | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 35m | Brachychiton Hybrid, Kurrajong | i, iii, iv, v, vi |
| 181 Goodwood Road | Millswood 'The Orphanage' | 5550/679 | Distance From Right Hand Boundary - 19m, Distance From Kerb - 10m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 318 Goodwood Road | Clarence Park 'Uniting Church' | 5207/310; 5788/192; 5729/781; 5187/276 | Distance From Right Hand Boundary - 52m, Distance From Kerb - 4.5m | Quercus robur, English Oak | vi |
| 8 Gordon Road | Black Forest | 5376/131 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 6m | Magnolia grandiflora, Bull Bay | i, vi |
| 11 Gordon Road | Black Forest | 5232/802 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m | Agonis flexuosa, Willow Myrtle | i, iii, vi |
| 1 Graham Avenue | Millswood | 5116/918 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 5m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, iv, v, vi |
| Greenhill Rd | | Street Trees – Median strip (suburbs of Parkside, Unley, Wayville) | Distance From Right Hand Boundary - m, Distance From Kerb - m | Ulmus sp. , Elm | i, iii, iv, v, vi |
| 175 Greenhill Road | Parkside 'Braested' | 5410/365 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m | Pinus pinea, Stone Pine | i, iii, iv, v, vi |
| 179 Greenhill Road | Parkside | 823/106 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 2m | Pinus pinea(pair), Stone Pine | i, iii, iv, v, vi |
| 179 Greenhill Road | Parkside | 823/106 | Distance From Right Hand Boundary - 32m, Distance From Kerb - 34m | Phytolacca dioica, Ombu Tree | i, iii, iv, v, vi |
| 17 Grove Street | Unley Park | 4000/346 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 15m | Cedrus atlantica 'Glauca', Blue Cedar | i, vi |
| 26 Grove Street | Unley Park | 5172/445 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 38m | Photinia sp., Chinese Hawthorn | i, iii, iv, v |
| 32 Grove Avenue | Unley Park | 5809/595 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 135m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 34 Grove Avenue | Unley Park | 5448/665; 5448/481 | Distance From Right Hand Boundary - 23m, Distance From Kerb - 35m | Jacaranda mimosifolia, Jacaranda | i, iii, iv, v, vi |
| 34 Grove Avenue | Unley Park | 5448/665; 5448/481 | Distance From Right Hand Boundary - 44m, Distance From Kerb - 49m | Grevillea robusta, Silky Oak | i, iii, iv, v, vi |
| 34 Grove Avenue | Unley Park | 5448/665; 5448/481 | Distance From Right Hand Boundary - 35m, Distance From Kerb - 1m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 37 Grove Avenue | Unley Park | 5210/696 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 18m | Platanus sp., Plane Tree | i, iii, iv, v, vi |
| 1A Hartland Avenue | Black Forest | 5054/918 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 18m | Cinnamomum camphora, Camphor Laurel | i, vi |
| 1 Heywood Avenue | Unley Park | 5473/13 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 3m | Platanus sp., Plane Tree | i, iii, iv, v, vi |
| 2 Heywood Avenue | Unley Park | 5065/578 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 6m | Jacaranda mimosifolia, Jacaranda | i, iii, iv, v, vi |
| 3 Heywood Avenue | Unley Park | 5472/666 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 3m | Platanus sp.(row), Plane Tree | i, iii, iv, v, vi |
| 6 Heywood Avenue | Unley Park | 5500/477 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 9m | Magnolia grandiflora, Bull Bay | i, iii, iv, v, vi |
| 6 Heywood Avenue | Unley Park | 5500/477 | Distance From Right Hand Boundary - 31m, Distance From Kerb - 7m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 8 Heywood Avenue | Unley Park | 5501/32 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 8m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v |
| 18 High Street | Unley Park | 5213/669 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 13m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| 19 High Street | Unley Park | 5228/170 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 4m | Gleditsia tricanthos, Honey Locust | i, iii, iv, vi |
| 19 High Street | Unley Park | 5228/170 | Distance From Right Hand Boundary - 9m, Distance From Kerb - 36m | Platanus x acerifolia, London Plane | i, iii, iv, v, vi |
| 24 High Street | Unley Park 'Dolling Close' | 5128/77 | Distance From Right Hand Boundary - 3.5m, Distance From Kerb - 8m | Jacaranda mimosifolia, Jacaranda | i, iv, v, vi |
| 24 High Street | Unley Park 'Dolling Close' | 5128/77 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 10m | Sapium sebiferum, Chinese Tallow Tree | i, vi |
| 27 High Street | Unley Park | 5109/203 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 51m | Eriobotrya sp., Loquat | iii, iv, v |
| 31 High Street | Unley Park | 5719/842 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 3m | Ginkgo biloba, Maidenhair Tree | i, vi |
| 25 Hillsley Avenue | Everard Park | 5628/557 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 15m | Robinia pseudoacacia, Black Locust | i, iii, v, vi |
| 29 Hughes Street | Unley | 5250/317 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 54m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 29 Hughes Street | Unley | 5250/317 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 54m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 35 Hughes Street | Unley | 5085/185 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 7m | Eucalyptus ficifolia, Red flowering Gum | i, iii, iv, v, vi |
| Adj. 39 Invergowrie Avenue | Highgate | Street Tree | Distance From Right Hand Boundary - 50m, Distance From Kerb - 2m | Quercus robur, English Oak | i, v, vi |
| 6 Jellicoe Avenue | Kings Park | 5347/940 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m | Bauhinia sp. , Butterfly Bush | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 16 Jellicoe Avenue | Kings Park | 5207/941 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 6m | Gleditsia 'Sunburst', Locust | i, iii, iv, v, vi |
| Jellicoe Avenue | Kings Park 'Reserve' | 5779/420 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 6m | Quercus ilex, Holm Oak | i, iii, iv, v, vi |
| 4 Kelvin Avenue | Clarence Park | 5500/123 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 9m | Ginkgo biloba, Maidenhair Tree | i, vi |
| 7 Kerta Weeta Avenue | Black Forest | 5153/980 | Distance From Right Hand Boundary - 22m, Distance From Kerb - 32m | Persea americana, Avacardo | vi |
| 20 King William Road | Goodwood 'Parkin Wesley' | 5505/997; 4137/678; 5187/278; 5828/301 | Distance From Right Hand Boundary - 46m, Distance From Kerb - 6m | Chamerops humilis, European Fan Palm | i, vi |
| 30 King William Road | Goodwood | 5505/998; 5505/999 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m | Washingtonia robusta, Mexican Fan Palm | i, iii, iv, v, vi |
| 67 King William Road | Unley | 5080/746; 5080/747 | Distance From Right Hand Boundary - 17m, Distance From Kerb - 26m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 139 King William Road | Unley | 5024/461 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 4m | Cupressus sempervirens, Mediterranean Cypress | i, iii, iv, v, vi |
| 139 King William Road | Unley | 5024/461 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 24m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 187 King William Road | Hyde Park 'Hyde Park Tavern' | 5133/860; 5133/863; 5133/861; 5133/862 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 36m | Ficus microcarpa, Small-fruited Fig | i, iii, v, vi |
| 213 King William Road | Hyde Park | 5015/809 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 8m | Eucalyptus nicholii, Peppermint Gum | i, iii, iv, v, vi |
| 213 King William Road | Hyde Park | 5015/809 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 8m | Eucalyptus leucoxylon, Yellow Gum | i, ii, iii, iv, v, vi |
| 12 Lambeth Walk | Goodwood | 2641/191 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 9m | Gleditsia tricanthos, Honey Locust | i, vi |
| Langdon Street | Clarence Park (Adj No. 9A) | Street Tree | Distance From Right Hand Boundary - 40m, Distance From Kerb - 4m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| Adj. 10 14 18 Le Hunte Street | Wayville | Street Tree | Distance From Right Hand Boundary - 200m, Distance From Kerb - 0.5m | Pyrus calleryana, Ornamental Pear | i, iv, v, vi |
| Adj. 18 Le Hunte Street | Wayville | Street Tree | Distance From Right Hand Boundary - 215m, Distance From Kerb - 0.5m | Pyrus calleryana, Ornamental Pear | i, vi |
| Adj. 28 26 24 Le Hunte Street | Wayville | Street Tree | Distance From Right Hand Boundary - 225m, Distance From Kerb - 0.5m | Pyrus calleryana, Ornamental Pear | i, v, vi |
| 48 Le Hunte Street | Wayville 'Reserve' | 5198/897 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 100m | Prunus dulcis, Almond | i, i |
| 141 Leicester Street | Parkside | 5277/153; 5277/150; 5277/151; 5277/152 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 25m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| Adj 4 Lewis Street | Goodwood | Street Tree | Distance From Right Hand Boundary - 16m, Distance From Kerb - 0m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 2 Lily Street | Goodwood (former Goodwood High site) | 5212/50 | Distance From Right Hand Boundary - 102m, Distance From Kerb - 5m | Sequoia sempervirens, Coast Redwood | i |
| 2 Lily Street | Goodwood (former Goodwood High site) | 5212/50 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 4m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 2 Lily Street | Goodwood (former Goodwood High site) | 5212/50 | Distance From Right Hand Boundary - 102m, Distance From Kerb - 20m | Araucaria cunninghamii, Hoop Pine | i, iv, v, vi |
| 8 Lorraine Street | Clarence Park | 5366/409 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 8m | Cedrus atlantica 'Glauca', Blue Cedar | i, vi |
| 8 Malcolm Street | Millswood | 5633/903 | Distance From Right Hand Boundary - 80m, Distance From Kerb - 1m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 9 Malcolm Street | Millswood | 5245/220 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 4m | Schinus molle var. areria, Peppercorn | i, vi |
| 29 Malcolm Street | Millswood | 5315/968 | Distance From Right Hand Boundary - 17m, Distance From Kerb - 4m | Corymbia citriodora, Lemon Scented Gum | i, iv, v, vi |
| 2 Mansfield Street | Goodwood | 5158/360 | Distance From Right Hand Boundary - 41m, Distance From Kerb - 4m | Olea europaea, European Olive | i, vi |
| 2 Mansfield Street | Goodwood | 5158/360 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 13m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 14 Marion Street | Unley | 5789/86 | Distance From Right Hand Boundary - 60m, Distance From Kerb - 0m | Schinus molle var. areria, Peppercorn | i, vi |
| 36 Marlborough Street | Malvern | 5104/459 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 46m | Juglans sp., Walnut | i, iii, iv, v |
| 36 Marlborough Street | Malvern | 5104/459 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 9m | Brachychiton acerifolius, Illawarra Flame Tree | i, iii, iv, v, vi |
| 40 Marlborough Street | Malvern | 5451/88 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 10m | Ginkgo biloba (male), Maidenhair Tree | i, iii, iv, v, vi |
| 44 Marlborough Street | Malvern (Malvern Uniting Church) | 5701/125; 5826/535 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 5m | Eucalyptus cladocalyx, Sugar Gum | i, iii, iv, v, vi |
| 58 Marlborough Street | Malvern | 5784/351; 5670/299 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| 27 Mary Street | Unley | 4202/422; 4169/470 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 11m | Magnolia grandiflora, Bull Bay | i, iii, iv, v, vi |
| 43 Mary Street | Unley | 5478/460 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 9m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 74 Mary Street | Unley | 5089/465 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 9m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 44 Mills Street | Unley Park | 5752/254 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 6m | Eucalyptus ficifolia, Red flowering Gum | i, iii, iv, v, vi |
| 44 Mills Street | Unley Park | 5752/254 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 6m | Quercus robur, English Oak | i, iii, iv, v, vi |
| 70 Mills Street | Clarence Park | 5830/122 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 2.5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 7 Millswood Crescent | Millswood | 5516/880 | Distance From Right Hand Boundary - 7m, Distance From Kerb - 5m | Cedrus deodara, Deodar Cedar | i, iii, iv, v, vi |
| 22 Millswood Crescent | Millswood | 5154/109 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 5m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, iv, v, vi |
| 47 Millswood Crescent | Millswood | 5533/373 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 7m | Jacaranda mimosifolia, Jacaranda | i, iii, iv, v, vi |
| 62 Mitchell Street | Millswood | 5424/828 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m | Washingtonia robusta, Mexican Fan Palm | i, v, vi |
| 16 Northgate Street | Unley Park | 5229/63 | Distance From Right Hand Boundary - 11m, Distance From Kerb - 6m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 19 Northgate Street | Unley Park | 5092/76 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 20m | Ginkgo biloba (female), Maidenhair Tree | i, iii, iv, v, vi |
| 25 Northgate Street | Unley Park | 5560/235 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 24m | Ailanthus altissima, Tree of Heaven | i, iii, iv, v, vi |
| 25 Northgate Street | Unley Park | 5560/235 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 19m | Acer sp., Maple | i, iv, v, vi |
| 25 Northgate Street | Unley Park | 5560/235 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 51m | Agathis robusta, Kauri Pine | i, iii, iv, v, vi |
| 27 Northgate Street | Unley Park | 5548/818 | Distance From Right Hand Boundary - 8m, Distance From Kerb - 5m | Agonis sp. (dwarf var.), Willow Myrtle | v |
| 27 Northgate Street | Unley Park | 5548/818 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 8m | Arbutus unedo, Irish Strawberry Tree | i, iii, iv, v, vi |
| 30 Northgate Street | Unley Park | 5485/3275485/413 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 5m | Ulmus procera 'L Van Houtte', English Elm | i, iii, iv, v, vi |
| 35 Northgate Street | Unley Park | 5643/841 | Distance From Right Hand Boundary - 14m, Distance From Kerb - 1m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 170m | Ficus rubiginosa, Port Jackson Fig | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 210m, Distance From Kerb - 35m | Callitris preissii, Slender Cypress Pine | i, ii, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 170m, Distance From Kerb - 150m | Corymbia calophylla, Marri | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 150m, Distance From Kerb - 170m | Celtis occidentalis, Hackberry | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 185m, Distance From Kerb - 34m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 175m, Distance From Kerb - 160m | Eucalyptus microcarpa, Western Grey Box | i, ii, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 185m, Distance From Kerb - 180m | Pinus pinea, Stone Pine | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 60m, Distance From Kerb - 18m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 200m | Quercus robur, English Oak | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 200m, Distance From Kerb - 180m | Pinus halepensis, Aleppo Pine | i, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 180m, Distance From Kerb - 3m | Eucalyptus camaldulensis (Group of 20+), River Red Gum | i, ii, iii, iv, v, vi |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 190m, Distance From Kerb - 10m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v |
| 43 Northgate Street | Unley Park 'Heywood Park' | 1612/164; 1612/163; 1373/33 | Distance From Right Hand Boundary - 70m, Distance From Kerb - 10m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 44 Northgate Street | Unley Park | 5168/309 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 10m | Laurus nobilis, Sweet Bay | i, iii, iv, v, vi |
| 76 Northgate Street | Unley Park | 4040/441 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 19m | Magnolia grandiflora, Bull Bay | i, iii, iv, v, vi |
| 79 Northgate Street | Unley Park | 5349/257 | Distance From Right Hand Boundary - 38m, Distance From Kerb - 27m | Laurus nobilis, Sweet Bay | i, iii, iv, v, vi |
| 80 Northgate Street | Unley Park | 3948/3 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 12m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, v, vi |
| 80 Northgate Street | Unley Park | 3948/3 | Distance From Right Hand Boundary - 26m, Distance From Kerb - 30m | Cedrus deodara, Deodar Cedar | i, iii, iv, v, vi |
| 84 Northgate Street | Unley Park 'Bascobel' | 5354/949; 5354/950 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 15m | Araucaria heterophylla, Norfolk Island Pine | i, vi |
| Northgate Street | Unley Park (Adj. No. 2 Victoria Avenue) | Street Tree | Distance From Right Hand Boundary - 10m, Distance From Kerb - 0.3m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| Adj. 8 Oakfield Avenue | Clarence Park | Street tree | Distance From Right Hand Boundary - 40m, Distance From Kerb - 0m | Eucalyptus megacornuta, Warty Yate | i, iii, iv, vi |
| Oban Avenue | Black Forest (Black Forest Primary School) | 5587/686; 1330/6; 3630/88; 4047/282 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 60m | Olea europaea(row), European Olive | i, vi |
| Oban Avenue | Black Forest (Black Forest Primary School) | 5587/686; 1330/6; 3630/88; 4047/282 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 15m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 7 Omar Place | Unley Park | 5124/411 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| 56 Opey Avenue | Hyde Park | 5749/355 | Distance From Right Hand Boundary - 8m, Distance From Kerb - 5m | Koelreuteria bipinnata, - | i, vi |
| 27 Ormonde Avenue | Millswood | 5813/869 | Distance From Right Hand Boundary - 11m, Distance From Kerb - 6m | Taxus baccata, Yew | i, iii, iv, v |
| 27 Ormonde Avenue | Millswood | 5813/869 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 7m | Cedrus atlantica 'Glauca', Blue Cedar | i, iii, iv, v, vi |
| 2 Overbury Drive | Clarence Park | 5598/85 | Distance From Right Hand Boundary - 4.5m, Distance From Kerb - 6m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 2 Overbury Drive | Clarence Park | 5598/85 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 15m | Eucalyptus cladocalyx, Sugar Gum | i, iii, v, vi |
| 2 Overbury Drive | Clarence Park | 5598/85 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 10m | Eucalyptus cladocalyx, Sugar Gum | i, iii, v, vi |
| Overbury Drive | Clarence Park (Adj. No. 3) | Street Tree (middle of street) | Distance From Right Hand Boundary - 5m, Distance From Kerb - 10m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| Adj. 35 Palmerston Road | Unley | Street Tree | Distance From Right Hand Boundary - 60m, Distance From Kerb - 2m | Quercus ilex, Holm Oak | iii, iv, v |
| 58 Palmerston Road | Unley | 5486/829 | Distance From Right Hand Boundary - 9m, Distance From Kerb - 6m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 21 Park Street | Hyde Park | 5098/755; | Distance From Right Hand Boundary - 24m, Distance From Kerb - 17m | Washingtonia robusta, Mexican Fan Palm | i, iii, iv, v, vi |
| 28 Park Street | Hyde Park | 5665/168 | Distance From Right Hand Boundary - 19m, Distance From Kerb - 6m | Jacaranda mimosifolia, Jacaranda | i, iii, iv, v, vi |
| 5 Parker Terrace | Clarence Park 'Kindergarten' | 5606/824 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 20m | Koelreuteria paniculata, Golden Rain Tree | i, vi |
| 20 Porter Street | Parkside | 5407/465 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 6m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 9 Rhyl Avenue | Wayville | 5783/843 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 5m | Hymenosporum flavum, Native Frangipani | i, iv, v, vi |
| 1 Ripon Road | Clarence Park | 5077/40 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 6m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 15 Riverdale Road | Myrtle Bank | 5321/579 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 13m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| Riverdale Road | Myrtle Bank 'Fraser Reserve' | 5475/549 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 1m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 17 Riverdale Road | Myrtle Bank | 5418/43 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 32m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 13 Roberts Street | Unley | 5836/519 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 6m | Lagerstroemia indica, Crepe Myrtle | i |
| 18 Roberts Street | Unley | 5038/444 | Distance From Right Hand Boundary - 9m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 20 Roberts Street | Unley | 5035/778 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 4m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 52B Robsart Street | Parkside | 5045/265 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 3m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 52B Robsart Street | Parkside | 5045/265 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 3m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 21 Rosa Street | Goodwood | 5761/593 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 15m | Corymbia citriodora, Lemon Scented Gum | i, iii, vi |
| 9 Ross Street | Everard Park | 5087/296 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m | Grevillea robusta, Silky Oak | i, iii, v, vi |
| 14 Ross Street | Everard Park | 5734/716 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 3m | Grevillea robusta, Silky Oak | i, iii, iv, v, vi |
| 8 Royal Avenue | Hyde Park | 5095/654 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 3m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 18a Scott Street | Parkside | 5105/164 | Distance From Right Hand Boundary - 9m, Distance From Kerb - 5m | Arbutus unedo, Irish Strawberry Tree | i, iii, iv, v, vi |
| 1A Spence Avenue | Myrtle Bank 'Woodley Estate Gate 3' | 5605/707; 5593/224 | Distance From Right Hand Boundary - 13m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 1A Spence Avenue | Myrtle Bank 'Woodley Estate Gate 3' | 5605/707; 5593/224 | Distance From Right Hand Boundary - 28m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 1A Spence Avenue | Myrtle Bank 'Woodley Estate Gate 3' | 5605/707; 5593/224 | Distance From Right Hand Boundary - 19m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 1A Spence Avenue | Myrtle Bank 'Woodley Estate Gate 3' | 5605/707; 5593/224 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 10 Thomas Street | Unley (Mornington House) | 5434/486 | Distance From Right Hand Boundary - 9m, Distance From Kerb - 43m | Dracaena draco, Dragon Tree | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 66 Thomas Street | Unley | 5442/308 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 18m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 50m | Ficus macrophylla, Moreton Bay Fig | i, iii, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 20m | Diospyros virginicana, North American Persimmon | i, iv, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 30m | Livistona australis, Cabbage Tree Palm | iv, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 10m | Lagunaria patersonii, Norfolk Island Hibiscus | i, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 15m | Aloe bainsii, Tree Aloe | i, v, vi |
| 37 Thornber Street | Unley Park | 5487/820 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 3m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 35 Trevelyan Street | Goodwood | 5353/121 | Distance From Right Hand Boundary - 12m, Distance From Kerb - 8m | Ceratonia siliqua, Carob | i, iii, vi |
| 137 Unley Road | Unley | 5419/168 | Distance From Right Hand Boundary - 2.5m, Distance From Kerb - 17m | Washingtonia robusta, Mexican Fan Palm | i, iii, iv, v, vi |
| 181 Unley Road | Unley | 5841/327; 5826/165; 5841/328; LT X/140 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 8m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 181 Unley Road | Unley | 5841/327; 5826/165; 5841/328; LT X/140 | Distance From Right Hand Boundary - 17m, Distance From Kerb - 101m | Araucaria heterophylla (3), Norfolk Island Pine | i, v, vi |
| 182 Unley Road | Unley | 5778/490; 5778/489 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 70m | Eucalyptu camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 183 Unley Road | Unley 'St. Augustine's Church' | 2095/148 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 40m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 35m, Distance From Kerb - 85m | Arbutus unedo, Irish Strawberry Tree | v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 50m, Distance From Kerb - 85m | Lagunaria patersonii, Norfolk Island Hibiscus | i, iv, v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 75m | Eucalyptus ficifolia, Red flowering Gum | iii, iv, v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 20m | Araucaria heterophylla, Norfolk Island Pine | i, iv, v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 70m | Corymbia citriodora, Lemon Scented Gum | i, iii, v, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 100m, Distance From Kerb - 25m | Quercus ilex, Holm Oak | i, vi |
| 226 Unley Road | Unley 'Memorial Garden' | 5842/967 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m | Erythrina caffa, Kaffirbroom | i, iv, v, vi |
| 396 Unley Road | Unley Park | 5042/332 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 4m | Arbutus unedo, Irish Strawberry Tree | i, v, vi |
| 1 Victoria Avenue | Unley Park | 5382/746 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 6m | Araucaria bidwillii, Bunya Pine | i, iv, v, vi |
| 2A Victoria Avenue | Unley Park | 5370/603 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 0m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 7 Victoria Avenue | Unley Park | 5115/169 | Distance From Right Hand Boundary - 36m, Distance From Kerb - 20m | Cinnamomum camphora, Camphor Laurel | i, v, vi |
| 23 Victoria Avenue | Unley Park | 5125/146 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 9m | Araucaria heterophylla, Norfolk Island Pine | i, iv, v, vi |
| Victoria Avenue | Unley Park | Street Trees from Cross Road to Northgate Street | Distance From Right Hand Boundary - m, Distance From Kerb - m | Platanus x acerifolia (group), London Plane | i, iv, v, vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 5m, Distance From Kerb - 4m | Robinia pseudoacacia, Black Locust | i, vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m | Robinia pseudoacacia, " | i, vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 40m | Robinia pseudoacacia, " | vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 45m | Robinia pseudoacacia, " | vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 50m | Robinia pseudoacacia, " | vi |
| 55 Wattle Street | Fullarton | 5473/397 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 15m | Washingtonia robusta, Mexican Fan Palm | i, vi |
| 80 Wattle Street | Fullarton | 5024/619 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 32m | Schinus molle var. areria, Peppercorn | i, vi |
| 82 Wattle Street | Fullarton | 5182/10 | Distance From Right Hand Boundary - 21m, Distance From Kerb - 21m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 176 Wattle Street | Malvern | 5236/115; 5236/114; 5236/116 | Distance From Right Hand Boundary - 28m, Distance From Kerb - 20m | Arbutus unedo, Irish Strawberry Tree | i, iii, iv, v, vi |
| 26 Weller Street | Goodwood | 5350/332 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 15m | Juglans regia, Persian Walnut | i, vi |
| 31 Weller Street | Goodwood | 5463/68 | Distance From Right Hand Boundary - 4m, Distance From Kerb - 10m | Macadamia integrifolia, Smooth-Shelled Macadamia Nut | i, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| Westall Street | Hyde Park (adj. No. 36) | Street Tree | Distance From Right Hand Boundary - 9m, Distance From Kerb - 2m | Eucalyptus sideroxylon, Mugga, Black Butt or Ironbark | i, iii, iv, v, vi |
| 39 Westall Street | Hyde Park | 5292/794 | Distance From Right Hand Boundary - 16m, Distance From Kerb - 40m | Melaleuca linariifolia, Flax Leafed Paperbark | i, iii, iv, v |
| 41 Westall Street | Hyde Park | 5077/360 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 16m | Araucaria heterophylla, Norfolk Island Pine | i, iii, iv, v, vi |
| 41 Westall Street | Hyde Park | 5077/360 | Distance From Right Hand Boundary - 3m, Distance From Kerb - 4m | Cedrus deodara, Deodar Cedar | i, iii, iv, v, vi |
| 43 Westall Street | Hyde Park | 5722/498 | Distance From Right Hand Boundary - 21m, Distance From Kerb - 7m | Melia azedarach, White Cedar | iii, iv, v, vi |
| 43 Westall Street | Hyde Park | 5722/498 | Distance From Right Hand Boundary - 24m, Distance From Kerb - 18m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 43 Westall Street | Hyde Park | 5722/498 | Distance From Right Hand Boundary - 18m, Distance From Kerb - 12m | Washingtonia filifera, Fan Palm | i, iii, iv, v, vi |
| 8 Whistler Avenue | Unley Park | 5295/824 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m | Sapium sebiferum, Chinese Tallow Tree | i, iii, iv, v, vi |
| 8 Whistler Avenue | Unley Park | 5295/824 | Distance From Right Hand Boundary - 24m, Distance From Kerb - 8m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 9 Whistler Avenue | Unley Park | 5666/605 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 37m | Platanus x acerifolia, London Plane | i, iii, v, vi |
| Adj. 12 Whistler Avenue | Unley Park | Street Tree | Distance From Right Hand Boundary - 50m, Distance From Kerb - 2m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, v, vi |
| 14A Whistler Avenue | Unley Park | 5444/577 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 2.5m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 19 Whistler Avenue | Unley Park | 5162/806 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 8m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 22 Whistler Avenue | Unley Park | 5280/886 | Distance From Right Hand Boundary - 10m, Distance From Kerb - 20m | Quercus canariensis, Algerian Oak | i, iii, iv, v, vi |
| 26 Whistler Avenue | Unley Park | 5809/599 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 6m | Syzygium paniculatum, Brush Cherry or Lilly Pilly | i, vi |
| 1C Wilgena Avenue | Myrtle Bank | 5509/720 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 4 Wilgena Avenue | Myrtle Bank | 5619/193 | Distance From Right Hand Boundary - 6m, Distance From Kerb - 40m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v |
| 4 Wilgena Avenue | Myrtle Bank | 5619/193 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 5m | Corymbia citriodora, Lemon Scented Gum | i, iii, iv, v, vi |
| 4 Wilgena Avenue | Myrtle Bank | 5619/193 | Distance From Right Hand Boundary - 14m, Distance From Kerb - 50m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 4 Wilgena Avenue | Myrtle Bank | 5619/193 | Distance From Right Hand Boundary - 0m, Distance From Kerb - 4m | Fraxinus angustifolia sp oxycarpa, Narrow-leaved Ash | i, v, vi |
| 10 Wilkinson Road | Parkside | 5417/787 | Distance From Right Hand Boundary - 30m, Distance From Kerb - 24m | Araucaria bidwillii, Bunya Pine | i, iii, iv, v, vi |
| 73 Winchester Street | Malvern | 5786/984 | Distance From Right Hand Boundary - 2m, Distance From Kerb - 17m | Ginkgo biloba, Maidenhair Tree | i, iii, iv, v, vi |
| 14 Winifred Avenue | Black Forest | 5545/512 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 3m | Eucalyptus microcarpa, Western Grey Box | i, ii, iii, v, vi |
| 26 Wood Street | Millswood | 5373/193 | Distance From Right Hand Boundary - 29m, Distance From Kerb - 13m | Arbutus unedo, Irish Strawberry Tree | i, iii, iv, v |
| 29 Wood Street | Millswood | 5491/267 | Distance From Right Hand Boundary - 35m, Distance From Kerb - 4m | Quercus canariensis, Algerian Oak | i, iii, iv, v, vi |
| 36 Wood Street | Millswood | 5811/960 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 3m | Taxus baccata, Yew | i, iii, iv, v |
| 36 Wood Street | Millswood | 5811/960 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 14m | Cedrus deodara, Deodar Cedar | i, iii, iv, v, vi |
| 40 Wood Street | Unley Park | 5163/893; 5163/894 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 20m | Phytolacca dioica, Ombu Tree | i, iv, v, vi |
| Wooltana Avenue adj. 23 Fisher Street | Myrtle Bank | Street Tree – On east side of property | Distance From Right Hand Boundary - 5m, Distance From Kerb - 2m | Cercis siliquastrum, Judas Tree | i, iii, iv, v, vi |
| Wooltana Avenue adj. 23 Fisher Street | Myrtle Bank | Street Tree – On east side of property | Distance From Right Hand Boundary - 47m, Distance From Kerb - 1m | Eucalyptus camaldulensis, River Red Gum | i, ii, iii, iv, v, vi |
| 9 Young Street | Parkside 'Primary School' | 656/3 | Distance From Right Hand Boundary - 37m, Distance From Kerb - 11m | Washingtonia robusta, Mexican Fan Palm | i, iii, iv, v, vi |
| 9 Young Street | Parkside 'Primary School' | 656/3 | Distance From Right Hand Boundary - 135m, Distance From Kerb - 63m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 12 Young Street | Parkside 'Catholic Church' | 5358/168 | Distance From Right Hand Boundary - 68m, Distance From Kerb - 7m | Araucaria bidwillii, Bunya Pine | i, iii, iv, v, vi |
| Adj. 31 Young Street | Parkside | Street Tree – corner Castle & Young Streets | Distance From Right Hand Boundary - 0m, Distance From Kerb - 1.4m | Platanus x acerifolia, London Plane | i, iii, iv, v, vi |
| 61 Young Street | Parkside | 4077/237 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 2m | Ficus macrophylla, Moreton Bay | i, iii, iv, v, vi |
| 61 Young Street | Parkside | 4077/237 | Distance From Right Hand Boundary - 15m, Distance From Kerb - 2m | Ficus macrophylla, Fig | i, iii, iv, v, vi |
| 61 Young Street | Parkside | 4077/237 | Distance From Right Hand Boundary - 1m, Distance From Kerb - 2m | Ficus macrophylla, " | i, iii, iv, v, vi |

| Property Address | Suburb | Certificate of Title | Location | Species and Common Name | Criteria |
|---|---|---|---|---|---|
| 1/71 Young Street | Parkside | 5033/271; 5033/259 | Distance From Right Hand Boundary - 43m, Distance From Kerb - 2m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 7/71 Young Street | Parkside | 5033/271; 5033/265 | Distance From Right Hand Boundary - 20m, Distance From Kerb - 2m | Ficus macrophylla, Moreton Bay Fig | i, iii, iv, v, vi |
| 227 Young Street | Unley | 5365/51 | Distance From Right Hand Boundary - 21m, Distance From Kerb - 31m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 305 Young Street | Wayville | 5563/122 | Distance From Right Hand Boundary - 25m, Distance From Kerb - 7m | Cedrus deodara, Deodar Cedar | i, v, vi |
| 307 Young Street | Wayville | 5801/442 | Distance From Right Hand Boundary - 55m, Distance From Kerb - 15m | Ulmus parvifolia, Chinese Elm | i, vi |
| 307 Young Street | Wayville | 5801/442 | Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m | Phoenix canariensis, Canary Island Date Palm | i, vi |
| 307 Young Street | Wayville | 5801/442 | Distance From Right Hand Boundary - 34m, Distance From Kerb - 15m | Araucaria heterophylla, Norfolk Island Pine | i, v, vi |

# Part 11 - Heritage Places

## Local Heritage Places

### Adelaide

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 10 Ada Street ADELAIDE | House | | 828 |
| 11 Ada Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25082 |
| 12 Ada Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25083 |
| 12a Ada Street ADELAIDE | Attached House | | 829 |
| 14-16 Ada Street ADELAIDE | Attached Houses | | 830 |
| 15 Ada Street ADELAIDE | House | | 831 |
| 17 Ada Street ADELAIDE | House | | 832 |
| 18-20 Ada Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25084 |
| 19-21 Ada Street ADELAIDE | Attached Houses | | 833 |
| 22-24 Ada Street ADELAIDE | Attached Houses | | 834 |
| 23-27 Ada Street ADELAIDE | Row Houses | | 835 |
| 26-30 Ada Street ADELAIDE | Row Houses | | 836 |
| 14 Alfred Street ADELAIDE | Row House | | 1142 |
| 16 Alfred Street ADELAIDE | Row House | | 1143 |
| 18 Alfred Street ADELAIDE | Row House | | 1144 |
| 20 Alfred Street ADELAIDE | Attached House | | 1145 |
| 22 Alfred Street ADELAIDE | Attached House | | 1146 |
| 24-26 Alfred Street ADELAIDE | Attached Houses | | 1147 |
| 28 Alfred Street ADELAIDE | House | | 1603 |
| 33 Alfred Street ADELAIDE | House | | 1148 |
| 34-36 Alfred Street ADELAIDE | Attached Houses | | 1149 |
| 44 Alfred Street ADELAIDE | House | | 1150 |
| 50 Alfred Street 21-25 Bailey Street ADELAIDE | House | | 1151 |
| 284-286 Gilles Street , 152-160 Cardwell Street ADELAIDE | Former Shop and Residence | | 1005 |
| 52 Alfred Street 22-26 Bailey Street ADELAIDE | House | | 1152 |
| 53 Alfred Street ADELAIDE | House | | 1154 |
| 54 Alfred Street ADELAIDE | House | | 1153 |
| 55-57 Alfred Street ADELAIDE | Former Attached Houses | | 1155 |
| 56 Alfred Street ADELAIDE | House | | 1156 |
| 58 Alfred Street ADELAIDE | House | | 1157 |
| 59 Alfred Street ADELAIDE | House | | 1158 |
| 37-39 Angas Street ADELAIDE | Office | | 220 |
| 63-69 Angas Street 2 - 12 Moore Street ADELAIDE | Royalty Theatre | | 229 |
| 74-80 Angas Street 26 - 40 Chancery Lane ADELAIDE | Former Angas Hotel | | 230 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 75 Angas Street ADELAIDE | Terrace House | | 231 |
| 77 Angas Street ADELAIDE | Terrace House | | 232 |
| 79 Angas Street ADELAIDE | Terrace House | | 233 |
| 81-83 Angas Street ADELAIDE | Former Dwelling; External form, in particular the fabric and detailing of facades and balcony/verandah. Excludes incongruous later additions. | a d | 25502 |
| 279-281 Angas Street ADELAIDE | Attached House | | 1069 |
| 318 Angas Street ADELAIDE | House | | 837 |
| 320 Angas Street ADELAIDE | House | | 838 |
| 12-14 Arthur Street ADELAIDE | Attached Houses | | 1159 |
| 17 Arthur Street ADELAIDE | Attached House | | 1160 |
| 19 Arthur Street ADELAIDE | Attached House | | 1161 |
| 11-13 Austin Street ADELAIDE | Former Assay House; External form, in particular the fabric and detailing of Austin Street facade. | a d | 25328 |
| 28 - 42 Austin Street ADELAIDE | Former Warehouse | | 88 |
| 19 Bailey Street ADELAIDE | House | | 1162 |
| 11-13 Bentham Street ADELAIDE | Farmers' Trustee House | | 124 |
| 15-19 Bentham Street ADELAIDE | Offices | | 125 |
| 11 Blackburn Street ADELAIDE | House | | 954 |
| 12 Blackburn Street ADELAIDE | House | | 955 |
| 13 Blackburn Street ADELAIDE | House | | 956 |
| 14 Blackburn Street ADELAIDE | House | | 957 |
| 15-17 Blackburn Street ADELAIDE | Attached Houses | | 958 |
| 16-16a Blackburn Street ADELAIDE | Attached Houses | | 959 |
| 18-20 Blackburn Street ADELAIDE | House | | 960 |
| 19-23 Blackburn Street ADELAIDE | Row Houses | | 961 |
| 22 Blackburn Street ADELAIDE | Terrace House | | 962 |
| 23a Blackburn Street ADELAIDE | House | | 963 |
| 24-28 Blackburn Street ADELAIDE | House | | 964 |
| 25-27 Blackburn Street ADELAIDE | House | | 965 |
| 29 Blackburn Street ADELAIDE | House | | 966 |
| 22 Byron Place ADELAIDE | Row House | | 187 |
| 22a Byron Place ADELAIDE | Row House | | 188 |
| 24 Byron Place ADELAIDE | Row House | | 189 |
| 26 Byron Place ADELAIDE | Row House | | 190 |
| 28 Byron Place ADELAIDE | Row House | | 191 |
| 15-17 Cairns Street ADELAIDE | Row Houses | | 967 |
| 20-22 Cairns Street ADELAIDE | Attached Houses | | 968 |
| 26-28 Cairns Street ADELAIDE | Attached Houses | | 969 |
| 16 Cardwell Street ADELAIDE | Attached House | | 1070 |
| 26 Cardwell Street ADELAIDE | House | | 1071 |
| 28-30 Cardwell Street ADELAIDE | Row Houses | | 1072 |
| 54-56 Cardwell Street 2 - 4 Hume Street ADELAIDE | Semi-Detached Houses | | 1073 |
| 61-63 Carrington Street ADELAIDE | Office | | 1085 |
| 84-90 Carrington Street , 34-30 Moore Street ADELAIDE | Saracens Head Hotel | | 1086 |
| 98 Carrington Street ADELAIDE | House | | 1087 |
| 100 Carrington Street ADELAIDE | House | | 1088 |
| 101-103 Carrington Street ADELAIDE | Row Houses | | 1089 |
| 116-120 Carrington Street , 32-40 Queen Street ADELAIDE | Former Terrace | | 1090 |
| 154-160 Carrington Street ADELAIDE | Terrace House | | 1083 |
| 233-235 Carrington Street ADELAIDE | Attached Houses | | 970 |
| 237-239 Carrington Street ADELAIDE | Attached Houses | | 971 |
| 245-249 Carrington Street ADELAIDE | Row Houses | | 972 |
| 255 Carrington Street ADELAIDE | House | | 973 |
| 258-260 Carrington Street ADELAIDE | House | | 974 |
| 265 Carrington Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys. Excludes any later additions. | a d | 25008 |
| 267 Carrington Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions. | a d | 25009 |
| 269 Carrington Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions. | a d | 25010 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 283-285 Carrington Street 82-90 Cardwell Street ADELAIDE | Attached Houses | | 975 |
| 287-289 Carrington Street ADELAIDE | Attached Houses | | 976 |
| 291 & 295 Carrington Street ADELAIDE | Row Houses | | 977 |
| 293 Carrington Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions. | a d | 25012 |
| 294-296 Carrington Street ADELAIDE | Attached Houses | | 978 |
| 298 Carrington Street ADELAIDE | House | | 979 |
| 301-303 Carrington Street ADELAIDE | Attached Houses | | 980 |
| 305-307 Carrington Street ADELAIDE | Attached Houses | | 981 |
| 309 Carrington Street ADELAIDE | House | | 982 |
| 332-340 Carrington Street ADELAIDE | Row Houses | | 839 |
| 333-339 Carrington Street 2-8 Corryton Street ADELAIDE | Row Houses | | 17458 |
| 341-343 Carrington Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions. | a d | 25125 |
| 342 Carrington Street ADELAIDE | House | | 840 |
| 344 Carrington Street ADELAIDE | House | | 841 |
| 345-349 Carrington Street ADELAIDE | Former Shop and Dwelling; External form, including original fabric and detailing of facade, external walls, roof, chimneys and balcony, as visible from the street. Excludes ground floor shopfronts and any later additions. | a b f | 25126 |
| 346-350 Carrington Street ADELAIDE | Former Shop and Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25127 |
| 353 Carrington Street (known as 351), 2-6 Kate Court ADELAIDE | House | | 842 |
| 360 Carrington Street (known as 358) ADELAIDE | House | | 843 |
| 360a-362 Carrington Street (known as 360-362) ADELAIDE | Attached Houses | | 844 |
| 366 Carrington Street ADELAIDE | House | | 845 |
| 393-397 Carrington Street 1-9 Tomsey Street ADELAIDE | Attached Houses | | 846 |
| 419 Carrington Street ADELAIDE | House | | 847 |
| 421 Carrington Street ADELAIDE | House | | 848 |
| 423-425 Carrington Street ADELAIDE | Attached Houses | | 849 |
| 10-14 Castle Street ADELAIDE | Row Houses | | 983 |
| 11 Castle Street ADELAIDE | House | | 984 |
| 22 Castle Street ADELAIDE | House | | 985 |
| 23a-25 Castle Street , 34-40 Ely Place ADELAIDE | Attached Houses | | 986 |
| 24-26 Castle Street , 22-30 Ely Place ADELAIDE | Attached Houses | | 987 |
| 14 Cavan Place ADELAIDE | Stable | | 1163 |
| 10-20 Charlotte Street , 2-10 Charlotte Place ADELAIDE | Row Houses | | 988 |
| 12-14 Charlotte Place ADELAIDE | Attached Houses | | 989 |
| 26 Charlotte Place ADELAIDE | House | | 990 |
| 28 Charlotte Place ADELAIDE | House | | 991 |
| 16-18 Chatham Street ADELAIDE | Attached Houses | | 1164 |
| 20 Chatham Street ADELAIDE | House | | 1165 |
| 22 Chatham Street ADELAIDE | House | | 1166 |
| 28 Chatham Street ADELAIDE | House | | 1167 |
| 17-19 Chesser Street 9 - 17 French Street ADELAIDE | Offices | | 132 |
| 21-31 Chesser Street ADELAIDE | Former Warehouse (Henry Austin Building); External form, in particular the fabric and detailing of facades. | a d | 25369 |
| * 14-18a Claxton Street ADELAIDE | Row Houses | | 1248 |
| 17 Claxton Street ADELAIDE | House | | 1168 |
| 19-23 Claxton Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25145 |
| * 20 Claxton Street ADELAIDE | House | | 1249 |
| * 22-24 Claxton Street ADELAIDE | Semi-detached Houses | | 1250 |
| * 26 Claxton Street ADELAIDE | House | | 1251 |
| * 28 Claxton Street ADELAIDE | House | | 1252 |
| * 32 Claxton Street ADELAIDE | House | | 1253 |
| 17 Collins Street ADELAIDE | House | | 1169 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 19 Collins Street 12-20 Halls Place ADELAIDE | House | | 1170 |
| 8 Compton Street ADELAIDE | Former Shop | | 159 |
| 18-20 Coromandel Place 1 - 3 French Street ADELAIDE | Historian Hotel | | 133 |
| 12-14 Corryton Street ADELAIDE | Attached Houses | | 850 |
| 16-18 Corryton Street ADELAIDE | Attached Houses | | 851 |
| 20-22 Corryton Street ADELAIDE | Attached Houses | | 852 |
| 24 Corryton Street ADELAIDE | House | | 853 |
| 32 Corryton Street ADELAIDE | House | | 1592 |
| 52a-70 Corryton Street ADELAIDE | Row Houses | | 854 |
| 42-48 Currie Street ADELAIDE | Anglican Church Office (formerly Bickfords Building)(Conservation site comprises that part of the above GM reference east of the Leigh Street alignment) | | 126 |
| 54 Currie Street ADELAIDE | Commerce House | | 120 |
| 82-86 Currie Street 19 - 23 Kingston Street ADELAIDE | Duke of York Hotel | | 121 |
| 233-239 Currie Street ADELAIDE | Hotel (Edinburgh Castle); External form of two storey building, in particular the fabric and detailing of facade and detailing of the street facades and verandah balcony. Excludes incongruous later additions. | a e f | 25407 |
| 24-26 Delhi Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions. | a b d | 25056 |
| 28-30 Delhi Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions. | a b d | 25057 |
| 36-40 Delhi Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions. | a b d | 25058 |
| 17-20 East Terrace 300 Rundle Street ADELAIDE | Former East End Market Shops & Offices | | 168 |
| 159-160 East Terrace ADELAIDE | Former House | | 826 |
| 272-275 East Terrace ADELAIDE | Dwelling; External form, including original fabric and detailing of two storey building, including facade and balcony/porch, external walls and roof. Excludes reconstructed front fence, roof vent and later additions to rear of original building. | a d | 25080 |
| corner East Terrace and Botanic Road, Rundle Park ADELAIDE | War Horse Memorial Trough and Obelisk | | 1609 |
| 12-14 Eden Street ADELAIDE | Attached Houses | | 1074 |
| 18-20 Eden Street ADELAIDE | Attached Houses | | 1075 |
| 9-13a Edward Street ADELAIDE | Attached Houses | | 1175 |
| 12 Edward Street ADELAIDE | House | | 1171 |
| 14 Edward Street ADELAIDE | House | | 1172 |
| 15 Edward Street ADELAIDE | House | | 1176 |
| 17-19 Edward Street ADELAIDE | Row Houses | | 1177 |
| 18 Edward Street ADELAIDE | House | | 1173 |
| 20 Edward Street ADELAIDE | House | | 1174 |
| 25 Eliza Street ADELAIDE | Workshop | | 160 |
| 112-116 Flinders Street ADELAIDE | Restaurant | | 165 |
| 142-160 Flinders Street ADELAIDE | Former St Paul's Rectory | | 1598 |
| 217-219 Flinders Street ADELAIDE | Offices and Laboratories (Flinders Hall Former St Paul's School) | | 249 |
| 36-40 Franklin Street 21 - 39 Bentham Street ADELAIDE | Former Eudunda Farmers Building | | 1565 |
| 88-92 Franklin Street ADELAIDE | Hotel Franklin | | 161 |
| 52-56 Gawler Place ADELAIDE | Offices (Former Claridge House); External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts. | a d | 25333 |
| 62-64 Gawler Place ADELAIDE | Shop and Office (part former Warehouse); External form, in particular the fabric and detailing of the Art Deco facade to Gawler Place, excluding the relief signage on the splayed vertical facade projections and the incongruous later street level shopfronts. | a d | 25388 |
| 66 Gawler Place ADELAIDE | Shop (former bank) | | 129 |
| 14-20 George Court ADELAIDE | Row Houses | | 1178 |
| 21-23 George Court ADELAIDE | Attached Houses | | 1180 |
| 22-24 George Court ADELAIDE | Attached Houses | | 1179 |
| 17-25 Gilbert Place ADELAIDE | Former Warehouse; External form, in particular the fabric and detailing of the Gilbert Place facades. Excludes the canopy and incongruous later shopfront. | a d | 25301 |
| 20-22 Gilbert Place ADELAIDE | Quelltaler House | | 92 |
| 27-29 Gilbert Place ADELAIDE | Former Bank of South Australia stable yard; Original fabric and detailing of front boundary stone wall only. | a | 25302 |
| 88-90 Gilbert Street ADELAIDE | Hotel; External form, including original fabric and detailing of the southern and western facades of the two storey bluestone building,including balcony/ verandah to Gilbert Street. Excludes all additions to the north of the two storey bluestone building. | a b d f | 25075 |
| 102-106 Gilbert Street ADELAIDE | Former Adelaide Woodwork School; External form, including original fabric and detailing of the original building. Excludes later rear additions. | a d e | 25076 |
| 178-180 Gilbert Street ADELAIDE | Attached Houses | | 1181 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 181-183 Gilbert Street ADELAIDE | Attached Houses | | 1182 |
| 182-184 Gilbert Street ADELAIDE | Attached Houses | | 1183 |
| 185-187 Gilbert Street , 2-10 Weil Street ADELAIDE | Attached Houses | | 1194 |
| 186 Gilbert Street ADELAIDE | House | | 1184 |
| 188 Gilbert Street , 36-40 Hamley Street ADELAIDE | House | | 1185 |
| 204 Gilbert Street ADELAIDE | House | | 1604 |
| 207-213 Gilbert Street ADELAIDE | Hotel; External form, including original fabric and detailing of the original two-storey building, including facade and balcony/verandah, external walls, roof and chimney. Excludes any later additions. | a b e f | 25146 |
| 228 Gilbert Street , 36-40 Little Gilbert Street ADELAIDE | House | | 1186 |
| 231 Gilbert Street ADELAIDE | House | | 1195 |
| 233 Gilbert Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a d | 25148 |
| 235 Gilbert Street ADELAIDE | Row House | | 1187 |
| 237-239 Gilbert Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a d | 25149 |
| 238 Gilbert Street ADELAIDE | House | | 1188 |
| 240 Gilbert Street ADELAIDE | House | | 1189 |
| 242 Gilbert Street ADELAIDE | House | | 1190 |
| 269 Gilbert Street ADELAIDE | House | | 1196 |
| 271-273 Gilbert Street ADELAIDE | House | | 1197 |
| 275-279 Gilbert Street ADELAIDE | Row Houses | | 1198 |
| * 285-291 Gilbert Street ADELAIDE | Terrace Houses | | 1254 |
| 290 Gilbert Street , 34-40 O'Brien Street ADELAIDE | Former House | | 1191 |
| * 293 Gilbert Street ADELAIDE | House | | 1255 |
| * 294-300 Gilbert Street ADELAIDE | Mark's Cottages | | 1256 |
| 302 Gilbert Street ADELAIDE | Attached House | | 1192 |
| 306-306a Gilbert Street ADELAIDE | Attached Houses | | 1193 |
| 65-69 Gilles Street ADELAIDE | Former Hotel (part Pulteney Grammar) | | 1599 |
| 98-100 Gilles Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25062 |
| 110 Gilles Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a d | 25063 |
| 137-139 Gilles Street ADELAIDE | Row Houses | | 1094 |
| 142 Gilles Street ADELAIDE | House | | 1091 |
| 146 Gilles Street ADELAIDE | House | | 1092 |
| 148 Gilles Street , Johns Lane ADELAIDE | House | | 1093 |
| 210-212 Gilles Street ADELAIDE | Attached Houses | | 992 |
| 214-216 Gilles Street ADELAIDE | Attached Houses | | 993 |
| 218-220 Gilles Street ADELAIDE | House | | 994 |
| 221 Gilles Street ADELAIDE | House | | 995 |
| 222-224 Gilles Street ADELAIDE | House | | 996 |
| 233-235 Gilles Street , 2-8 Charlotte Street ADELAIDE | House | | 997 |
| 237-239 Gilles Street ADELAIDE | Attached Houses | | 998 |
| 250-252 Gilles Street ADELAIDE | Attached Houses | | 999 |
| 253-255 Gilles Street ADELAIDE | House | | 1000 |
| 254 Gilles Street ADELAIDE | Attached House | | 1001 |
| 256 Gilles Street , 1-3 Ely Place ADELAIDE | Attached House | | 1002 |
| 257-259 Gilles Street ADELAIDE | House | | 1003 |
| 263 Gilles Street ADELAIDE | House | | 1004 |
| 265-269 Gilles Street ADELAIDE | Shop and Terrace Houses | | 1063 |
| 291-295 Gilles Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims. | a | 25013 |
| 294-294a Gilles Street ADELAIDE | Attached Houses | | 1593 |
| 297-299 Gilles Street ADELAIDE | Row Houses | | 1006 |
| 303 Gilles Street ADELAIDE | House | | 1007 |
| 305-307 Gilles Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a | 25014 |
| 307a Gilles Street ADELAIDE | Attached House | | 1008 |
| * 309-315 Gilles Street ADELAIDE | Terrace Houses | | 290 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 334-336 Gilles Street 74-80 Corryton Street ADELAIDE | Attached Houses | | 855 |
| 337 Gilles Street ADELAIDE | House | | 856 |
| 338-340 Gilles Street ADELAIDE | Attached Houses | | 857 |
| 339 Gilles Street ADELAIDE | House | | 858 |
| 341 Gilles Street ADELAIDE | House | | 859 |
| 342-344 Gilles Street ADELAIDE | Attached Houses | | 860 |
| 343 Gilles Street ADELAIDE | House | | 861 |
| 346-348 Gilles Street ADELAIDE | House | | 862 |
| 349 Gilles Street ADELAIDE | House | | 863 |
| 350 Gilles Street ADELAIDE | House | | 864 |
| 351 Gilles Street ADELAIDE | House | | 865 |
| 352 Gilles Street ADELAIDE | House | | 866 |
| 354-356 Gilles Street ADELAIDE | Attached Houses | | 867 |
| 360 Gilles Street ADELAIDE | House | | 868 |
| 362-366 Gilles Street ADELAIDE | House | | 869 |
| 366a-368 Gilles Street 33-39 Power Street ADELAIDE | House | | 870 |
| 374-376 Gilles Street 34-40 Power Street ADELAIDE | Attached Houses | | 871 |
| 380 Gilles Street ADELAIDE | House | | 872 |
| 382 Gilles Street ADELAIDE | House | | 873 |
| 384-388 Gilles Street 1-9 Royal Avenue ADELAIDE | House | | 874 |
| 394 Gilles Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25128 |
| 398 Gilles Street ADELAIDE | Attached House | | 875 |
| 429 Gilles Street ADELAIDE | House | | 876 |
| 430-438 Gilles Street ADELAIDE | Dwelling; External form of building (including bluestone additions, original fabric and stucco detailing of facade and external walls, verandah, roof and chimneys).Excludes later rear additions. | a d | 25087 |
| 440 Gilles Street ADELAIDE | House | | 827 |
| 9-13 Gladstone Street ADELAIDE | Row Houses | | 877 |
| 10-20 Gladstone Street ADELAIDE | Row Houses | | 878 |
| 15-17 Gladstone Street ADELAIDE | Attached Houses | | 879 |
| 17a-19 Gladstone Street ADELAIDE | Attached Houses | | 880 |
| 65a-67 Gouger Street 2-6 Compton Street ADELAIDE | Restaurant | | 152 |
| 71-75 Gouger Street ADELAIDE | Former Bank; External form, in particular the fabric and detailing of Gouger and Compton Street facades. Excludes incongruous later shopfronts. | a d e | 25475 |
| 78-80 Gouger Street ADELAIDE | Attached Shop | | 153 |
| 82-84a Gouger Street ADELAIDE | Attached Shop | | 154 |
| 91-93a Gouger Street 1 - 7 Field Street ADELAIDE | Restaurant | | 155 |
| 122-130 Gouger Street ADELAIDE | Shops and Studio | | 163 |
| 223-227 Gouger Street ADELAIDE | Offices | | 192 |
| Gouger Street ADELAIDE | The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 380 from the Gouger Street alignment) | | 1567 |
| 16 Grattan Street ADELAIDE | House | | 193 |
| 20-22 Grattan Street ADELAIDE | Attached Houses | | 194 |
| 24 Grattan Street ADELAIDE | Attached House | | 195 |
| 26 Grattan Street ADELAIDE | Attached House | | 196 |
| 11-19 Gray Street ADELAIDE | Row Houses | | 144 |
| 20 Gray Street ADELAIDE | Row House | | 145 |
| 22 Gray Street ADELAIDE | Row House | | 146 |
| 24 Gray Street ADELAIDE | Row House | | 147 |
| 26 Gray Street ADELAIDE | Row House | | 148 |
| 28 Gray Street ADELAIDE | Row House | | 149 |
| 30 Gray Street ADELAIDE | Row House | | 150 |
| 63-69 Grenfell Street ADELAIDE | Wiggs' Building | | 131 |
| 113-119 Grenfell Street ADELAIDE | Wyatt House | | 130 |
| 121-127 Grenfell Street ADELAIDE | Former Warehouse; External form, inparticular the fabric and detailing of facades.Excludes incongruous later shopfronts and verandah. | a | 25392 |
| 134-140 Grenfell Street ADELAIDE | Hindmarsh Buildings | | 167 |
| 196-198 Grenfell Street 35 - 39 Union Street ADELAIDE | Crown & Anchor Hotel | | 169 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 27-29 Gresham Street ADELAIDE | Offices; External form, in particular the fabric and detailing of Gresham Street facade. Excludes ground floor shopfronts. | a e | 25335 |
| 26-30 Grote Street ADELAIDE | Sarnia Building | | 134 |
| 61-63 Grote Street ADELAIDE | Shops | | 156 |
| 65-67 Grote Street ADELAIDE | Shops and restaurant | | 157 |
| 75-79 Grote Street ADELAIDE | Shops; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and balcony. | a d | 25460 |
| 96-100 Grote Street ADELAIDE | Church of Christ and Church Hall | | 1566 |
| 114 Grote Street ADELAIDE | Restaurant | | 158 |
| 116 Grote Street ADELAIDE | Office and Hall (Former Seventh Day Adventist Church and Liquor Trades Hall) | | 162 |
| Grote Street ADELAIDE | The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 333 from the Grote Street alignment) | | 1568 |
| Hackney Road Botanic Park ADELAIDE | Carriageway entrance gates | | 1264 |
| 16-18 Halifax Street ADELAIDE | Halifax House | | 227 |
| 76-82 Halifax Street ADELAIDE | Row Houses | | 1095 |
| 86-88 Halifax Street ADELAIDE | Attached Houses | | 1115 |
| 105-109 Halifax Street ADELAIDE | Church; External form, including original fabric and detailing of the two-storey building, including facade, external walls and roof, as visible from the street. | a b d | 25069 |
| 111-117 Halifax Street 1-7 Stephen Street ADELAIDE | Row Houses | | 1096 |
| 171-173 Halifax Street ADELAIDE | Offices (former Shop) | | 1064 |
| 187 Halifax Street ADELAIDE | Shop and Dwelling; External stone walls to shop and attached residence to the depth of the hipped roof (3 windows along Castle Street) and verandah. Excludes rear additions, concrete porch and front fence. | a b d f | 25016 |
| 193 Halifax Street , 2-8 Castle Street ADELAIDE | House | | 1009 |
| 196-198 Halifax Street ADELAIDE | Attached Houses | | 1010 |
| 200 Halifax Street ADELAIDE | House | | 1011 |
| 206-208 Halifax Street ADELAIDE | House | | 1012 |
| 212-214 Halifax Street ADELAIDE | House | | 1013 |
| 216-218 Halifax Street ADELAIDE | House | | 1014 |
| 232-234 Halifax Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25017 |
| 236-238 Halifax Street ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25020 |
| * 274-280 Halifax Street 199 Hutt Street ADELAIDE | Shops and Offices | | 291 |
| 298 Halifax Street ADELAIDE | House | | 881 |
| 300 Halifax Street ADELAIDE | House | | 882 |
| 302-304 Halifax Street ADELAIDE | House | | 883 |
| 306-310 Halifax Street 33-39 Kate Court ADELAIDE | House | | 884 |
| 314-316 Halifax Street 34-40 Kate Court ADELAIDE | House | | 885 |
| 315 Halifax Street ADELAIDE | House | | 886 |
| 317-319 Halifax Street ADELAIDE | Attached Houses | | 887 |
| 318-320 Halifax Street ADELAIDE | Attached Houses | | 888 |
| 321-323 Halifax Street ADELAIDE | House | | 889 |
| 322-324 Halifax Street ADELAIDE | Attached Houses | | 890 |
| 325 Halifax Street ADELAIDE | House | | 891 |
| 327 Halifax Street 1-7 Power Street ADELAIDE | House | | 892 |
| 344-346 Halifax Street ADELAIDE | Attached Houses | | 893 |
| 345 Halifax Street ADELAIDE | Attached House | | 894 |
| 347-349 Halifax Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25091 |
| 348 Halifax Street ADELAIDE | Attached Houses | | 895 |
| 350 Halifax Street ADELAIDE | House | | 896 |
| 351-353 Halifax Street ADELAIDE | Attached Houses | | 897 |
| 354 Halifax Street ADELAIDE | House | | 898 |
| 356-358 Halifax Street , 33-39 Tomsey Street ADELAIDE | House | | 899 |
| 357-361 Halifax Street ADELAIDE | Attached Houses | | 900 |
| 363-367 Halifax Street , 1-9 St. John Street ADELAIDE | Attached Houses | | 901 |
| 364-366 Halifax Street , 36-40 Tomsey Street ADELAIDE | former Shop and Residence | | 902 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 368-370 Halifax Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a d | 25092 |
| 372 Halifax Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a d | 25093 |
| 374 Halifax Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a d | 25094 |
| 376 Halifax Street ADELAIDE | House | | 903 |
| 380 Halifax Street ADELAIDE | House | | 904 |
| 15 Hallett Street ADELAIDE | House | | 1097 |
| 21-21a Hallett Street ADELAIDE | Attached Houses | | 1098 |
| 22-24 Hallett Street ADELAIDE | Attached Houses | | 1100 |
| 23-25 Hallett Street ADELAIDE | Attached Houses | | 1099 |
| 26 Hallett Street ADELAIDE | House | | 1101 |
| 28-30 Hallett Street ADELAIDE | Attached Houses | | 1102 |
| 32-34 Hallett Street ADELAIDE | Attached Houses | | 1103 |
| 32 Halls Place , 22-30 Halls Place ADELAIDE | Attached Houses | | 1199 |
| 13 Hamilton Place ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, verandah, external walls, roof and chimneys, as visible from the street. Excludes later additions, front fence and gate. | a b d | 25077 |
| 14-14a Hamilton Place ADELAIDE | Attached Houses | | 1119 |
| 17 Hamilton Place ADELAIDE | House | | 1120 |
| 17A-19 Hamilton Place ADELAIDE | Dwellings; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a b d | 25078 |
| 18 Hamilton Place ADELAIDE | Attached House | | 1121 |
| 18a-20 Hamilton Place ADELAIDE | Attached Houses | | 1122 |
| 14-16 Harriett Street ADELAIDE | Attached Houses | | 1015 |
| 18-20 Harriett Street ADELAIDE | Attached Houses | | 1016 |
| 22-24 Harriett Street ADELAIDE | Attached Houses | | 1017 |
| 25-27 Harriett Street ADELAIDE | House | | 1065 |
| 26-28 Harriett Street ADELAIDE | Attached Houses | | 1018 |
| 29-31 Harriett Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25018 |
| 32 Harriett Street ADELAIDE | House | | 1019 |
| 12-14 Hindley Street 33 - 30Gresham Street ADELAIDE | Former Miller Anderson Building | | 97 |
| 13-15 Hindley Street 2 - 8 Gilbert Street ADELAIDE | Paringa Building | | 98 |
| 16-22 Hindley Street ADELAIDE | Former Miller Anderson Building | | 99 |
| 17-19 Hindley Street ADELAIDE | Tattersalls Hotel | | 109 |
| 21-23a Hindley Street ADELAIDE | Adelaide City Central Motel (former Wine Saloon) | | 110 |
| 42-46 Hindley Street 32 - 40 Bank Street ADELAIDE | Restaurant | | 100 |
| 58-60 Hindley Street ADELAIDE | Princes Berkeley Hotel | | 111 |
| 73 Hindley Street ADELAIDE | Shop | | 101 |
| 73a Hindley Street ADELAIDE | Shop | | 102 |
| 74-78 Hindley Street ADELAIDE | Shops | | 112 |
| 81-89 Hindley Street ADELAIDE | Plaza Hotel; External form, in particular the fabric and detailing of facades and balcony/verandah. | a d f | 25341 |
| 91-93 Hindley Street ADELAIDE | Former Wests' Cinema; External form, in particular the fabric and detailing of Art Deco facade. Elements of heritage value include Art Deco interior, including foyer and staircase. Excludes shopfront and internal alterations. | a b d | 25343 |
| 105-109 Hindley Street ADELAIDE | Shops; External form, in particular the fabric and detailing of facades. Excludes ground floor shop fronts. | a d | 25347 |
| 111-115 Hindley Street 1 - 11 Rosina Street ADELAIDE | Rio's Nightclub | | 103 |
| 125-127 Hindley Street ADELAIDE | Royal Admiral Hotel | | 104 |
| 160-162 Hindley Street 34 - 40 Morphett Street ADELAIDE | New Century Hotel | | 105 |
| 280-290 Hindley Street ADELAIDE | Canadian Lodge | | 151 |
| 27-29 Hindmarsh Square (known as 28-30 Twin Street) ADELAIDE | Former Warehouse; External form, in particular the fabric and detailing of Hindmarsh Square and Twin Street facades. | a d e | 25453 |
| 36-40 Hindmarsh Square ADELAIDE | Griffin's Head Hotel | | 166 |
| 15-23 Hurtle Square ADELAIDE | Terrace House | | 1079 |
| 29-31 Hurtle Square ADELAIDE | Terrace House | | 1080 |
| 95-99 Hutt Street ADELAIDE | Feeney House | | 21946 |
| 101-119 Hutt Street ADELAIDE | Naval Military & Air Force Club | | 1571 |
| 122-130 Hutt Street 301 - 303 Angas Street ADELAIDE | Former House | | 251 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 143-147 Hutt Street , 33-39 Hume Street ADELAIDE | Dormer House | | 282 |
| 168-170 Hutt Street ADELAIDE | Terrace Shops | | 283 |
| 178 Hutt Street ADELAIDE | Terrace Shop | | 284 |
| 198 Hutt Street ADELAIDE | Shop and Dwelling; External form, including original fabric and detailing of the facade, external walls and roof to a depth of 8m from street frontage. Excludes ground floor shopfront and verandah. | a e f | 25181 |
| 198a Hutt Street ADELAIDE | Terrace Shop and Residence | | 285 |
| 200 Hutt Street ADELAIDE | Shop | | 286 |
| * 201 Hutt Street ADELAIDE | House | | 292 |
| * 205 Hutt Street ADELAIDE | House | | 293 |
| * 213 Hutt Street ADELAIDE | House | | 294 |
| * 215 Hutt Street ADELAIDE | House | | 295 |
| 227-229 Hutt Street ADELAIDE | Attached Houses | | 287 |
| 254 Hutt Street ADELAIDE | House | | 288 |
| 258 Hutt Street ADELAIDE | House | | 1575 |
| 260 Hutt Street ADELAIDE | House | | 289 |
| 10-16 James Street ADELAIDE | Row Houses | | 905 |
| 18-18a James Street ADELAIDE | Attached House | | 906 |
| 20 James Street ADELAIDE | Attached House | | 907 |
| 22 James Street ADELAIDE | Attached House | | 908 |
| 11-13 Kate Court ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25095 |
| 12 Kate Court ADELAIDE | Attached House | | 909 |
| 12A Kate Court ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25096 |
| 14 Kate Court ADELAIDE | Attached House | | 910 |
| 17 Kate Court ADELAIDE | House | | 911 |
| 18-20 Kate Court ADELAIDE | House | | 912 |
| 19 Kate Court ADELAIDE | House | | 913 |
| 21-21a Kate Court ADELAIDE | Attached Houses | | 914 |
| 22-26 Kate Court ADELAIDE | Row Houses | | 915 |
| 23-25 Kate Court ADELAIDE | Attached Houses | | 916 |
| 27-29 Kate Court ADELAIDE | House | | 917 |
| 28-30 Kate Court ADELAIDE | Attached Houses | | 918 |
| 13-13a & 17 Kenton Street ADELAIDE | Row Houses | | 1076 |
| 14 Kenton Street ADELAIDE | House | | 1077 |
| King William Road Elder Park ADELAIDE | Memorial to Jah Gardener | | 1260 |
| 2-12 King William Street ADELAIDE | Westpac Bank (former Bank of New South Wales) | | 90 |
| 25-27 King William Street ADELAIDE | Former Bank (Commercial Bank of Australia); External form, in particular the fabric and detailing of King William Street facade. | a d | 25310 |
| 29-31a King William Street ADELAIDE | Former Kithers Building | | 94 |
| 64 King William Street ADELAIDE | Shop (Sands & McDougall); External form, in particular the fabric and art deco detailing of King William Street facade. Excludes incongruous later shopfront. | a d e | 25311 |
| 107-109 King William Street ADELAIDE | Ambassadors Hotel | | 95 |
| 111 King William Street ADELAIDE | Office (former Mutual Chambers) | | 93 |
| 262-300 King William Street ADELAIDE | Court building | | 17463 |
| 302 King William Street ADELAIDE | Attached Shop | | 136 |
| 302a King William Street ADELAIDE | Attached Shop | | 137 |
| 304 King William Street ADELAIDE | Attached Shop | | 138 |
| 304a & 306 King William Street ADELAIDE | Attached Shop | | 139 |
| 318-320 King William Street 2 - 10 Carrington Street ADELAIDE | Former Kings Hall | | 135 |
| 348-352 King William Street ADELAIDE | Former Shops and Dwellings; External form, in particular the fabric and detailing of King William Street facade. Excludes rear additions and shopfronts. | a d | 25420 |
| 401 King William Street ADELAIDE | Brecknock Hotel | | 228 |
| 13-17 Leigh Street ADELAIDE | Aston House | | 106 |
| 14 Leigh Street ADELAIDE | Part shop (part former Hooper's) | | 107 |
| 18 Leigh Street ADELAIDE | Restaurant | | 113 |
| 20-24 Leigh Street ADELAIDE | Leigh Chambers | a | 27073 |
| 27 Leigh Street ADELAIDE | Woodchester House | | 122 |
| 9-19 Light Square ADELAIDE | Former Goldsbrough Mort Warehouse | | 142 |
| 12 Little Gilbert Street ADELAIDE | House | | 1200 |
| 13 Little Gilbert Street ADELAIDE | House | | 1201 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 14-16 Little Gilbert Street ADELAIDE | Attached Houses | | 1202 |
| 17-19 Little Gilbert Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls and roof, as visible from the street. Excludes any later additions. | a b d | 25155 |
| 18 Little Gilbert Street ADELAIDE | House | | 1203 |
| 25 Little Gilbert Street ADELAIDE | House | | 1204 |
| 29 Little Gilbert Street ADELAIDE | House | | 1205 |
| 30 Little Gilbert Street ADELAIDE | House | | 1206 |
| 31 Little Gilbert Street ADELAIDE | House | | 1207 |
| 32 Little Gilbert Street ADELAIDE | House | | 1208 |
| 33 Little Gilbert Street ADELAIDE | House | | 1209 |
| 10-12 Little Sturt Street ADELAIDE | Attached Houses | | 1210 |
| 14 Little Sturt Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, verandah and roof, as visible from the street. Excludes any later additions. | a b | 25156 |
| 16 Little Sturt Street ADELAIDE | Attached House | | 1211 |
| 16a Little Sturt Street ADELAIDE | House | | 1212 |
| 17-19 Little Sturt Street ADELAIDE | House | | 1213 |
| 18-20 Little Sturt Street ADELAIDE | Attached Houses | | 1214 |
| 21 Little Sturt Street ADELAIDE | House | | 1215 |
| 22-26 Little Sturt Street ADELAIDE | Row Houses | | 1216 |
| 27 Little Sturt Street ADELAIDE | House | | 1217 |
| 10-12 Louisa Street ADELAIDE | Attached Houses | | 1020 |
| 14-20 Louisa Street ADELAIDE | Row Houses | | 1021 |
| 17 Louisa Street , 32-40 Charlotte Place ADELAIDE | House | | 1022 |
| 26-28 Louisa Street ADELAIDE | Attached Houses | | 1023 |
| 11 Marion Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25021 |
| 13-15 Marion Street ADELAIDE | Row Houses | | 919 |
| 17 Marion Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25097 |
| 19 Marion Street ADELAIDE | House | | 920 |
| 21-23 Marion Street ADELAIDE | Attached Houses | | 921 |
| 24-26 Marion Street ADELAIDE | Attached Houses | | 922 |
| 27-29 Marion Street ADELAIDE | House | | 923 |
| 28 Marion Street ADELAIDE | House | | 924 |
| 30 Marion Street ADELAIDE | House | | 925 |
| 15-19 Market Street ADELAIDE | Former Warehouse; External form, in particular the fabric and detailing of Market Street facade. | a d | 25483 |
| 20 Market Street ADELAIDE | Attached House | | 221 |
| 21 Market Street ADELAIDE | Adelaide Democratic Club | | 226 |
| 22 Market Street ADELAIDE | Attached House | | 222 |
| 24 Market Street ADELAIDE | House | | 223 |
| 26-30a Market Street ADELAIDE | Row Houses | | 224 |
| 18-24 Maxwell Street ADELAIDE | Row Houses | | 1218 |
| 26 Maxwell Street , 22-30 O'Brien Street ADELAIDE | House | | 1219 |
| 28-32 Maxwell Street ADELAIDE | Row Houses | | 1220 |
| 34-36 Maxwell Street ADELAIDE | Attached Houses | | 1221 |
| 38 Maxwell Street , 22-30 O'Brien Street ADELAIDE | House | | 1222 |
| 5 McLaren Street ADELAIDE | House | | 1024 |
| 7 McLaren Street ADELAIDE | House | | 1025 |
| 8-10 McLaren Street ADELAIDE | Attached Houses | | 1026 |
| 9-11 McLaren Street ADELAIDE | Attached Houses | | 1027 |
| 12 McLaren Street ADELAIDE | House | | 1028 |
| 13-15 McLaren Street ADELAIDE | Attached Houses | | 1029 |
| 14-16 McLaren Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a d | 25022 |
| 17-19 McLaren Street ADELAIDE | Attached Houses | | 1030 |
| 18 McLaren Street ADELAIDE | House | | 1031 |
| 20-22 McLaren Street ADELAIDE | House | | 1032 |
| 21-23 McLaren Street ADELAIDE | Attached Houses | | 1033 |
| 24 McLaren Street ADELAIDE | House | | 1034 |
| 25-35 McLaren Street ADELAIDE | Row Houses | | 1035 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 28-30 McLaren Street ADELAIDE | Attached Houses | | 1036 |
| 32 McLaren Street ADELAIDE | House | | 1037 |
| 34-36 McLaren Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25023 |
| 38-40 McLaren Street ADELAIDE | Attached Houses | | 1038 |
| 42-44 McLaren Street ADELAIDE | Attached Houses | | 1039 |
| 48 McLaren Street ADELAIDE | House | | 1040 |
| 49-51 McLaren Street ADELAIDE | Row Houses | | 1041 |
| 50-52 McLaren Street ADELAIDE | Row Houses | | 1042 |
| 53-55 McLaren Street , 103-107 Cardwell Street ADELAIDE | Attached Houses | | 1043 |
| 54-56 McLaren Street , 91-99 Cardwell Street ADELAIDE | Attached Houses | | 1044 |
| 61-63 McLaren Street , 104-108 Cardwell Street ADELAIDE | Attached Houses | | 1045 |
| 62 McLaren Street , 92-100 Cardwell Street ADELAIDE | House | | 1046 |
| 64 McLaren Street ADELAIDE | House | | 1047 |
| 65 McLaren Street ADELAIDE | House | | 1048 |
| 66 McLaren Street ADELAIDE | House | | 1049 |
| 67 McLaren Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a d | 25024 |
| 68 McLaren Street ADELAIDE | House | | 1050 |
| 71-73 McLaren Street ADELAIDE | Attached Houses | | 1051 |
| 80-82 McLaren Street ADELAIDE | Attached Houses | | 1052 |
| 81 McLaren Street ADELAIDE | House | | 1053 |
| 84 McLaren Street ADELAIDE | House | | 1054 |
| 86-88 McLaren Street ADELAIDE | Attached Houses | | 1055 |
| 10-14 Millers Court ADELAIDE | Westcare Mission | | 1605 |
| 5-11 Mocatta Place ADELAIDE | Terrace House | | 1104 |
| 247 Morphett Street ADELAIDE | Halifax House | | 21947 |
| 274-276 Morphett Street ADELAIDE | Attached Shops (Excludes that part of the above CT to a depth of 15.5 metres from the Gouger Street alignment) | | 164 |
| 278-280 Morphett Street Street ADELAIDE | Shops; External form, in particular the fabric and detailing of facades. | a d | 25478 |
| 293 Morphett Street ADELAIDE | House and Former Shop | | 216 |
| 11-19 Murrays Lane ADELAIDE | Row Houses | | 1223 |
| 12-14 Murrays Lane ADELAIDE | Row Houses | | 1224 |
| 16-20 Murrays Lane ADELAIDE | Row Houses | | 1225 |
| 4-8 Nil Street ADELAIDE | Former coach house; External form and remnant boundary wall. Excludes incongruous later additions. | a e | 25291 |
| 82-90 North Terrace ADELAIDE | Holy Trinity Church Hall | | 91 |
| 182-184 North Terrace ADELAIDE | Queen Adelaide Club | | 1564 |
| 196 North Terrace ADELAIDE | Tobin House | | 89 |
| 233-236 North Terrace ADELAIDE | Offices (Former Kelvin House); External form, in particular the fabric and detailing of facades. | a d | 25327 |
| North Terrace ADELAIDE | *Government House Gate House, Piers and Walling | | 1572 |
| 11-13 Oakley Street ADELAIDE | Attached House | | 198 |
| 12 Oakley Street ADELAIDE | Row House | | 199 |
| 15 Oakley Street ADELAIDE | Attached House | | 200 |
| 17 Oakley Street ADELAIDE | Attached House | | 201 |
| 17a Oakley Street ADELAIDE | Attached House | | 202 |
| 19 Oakley Street ADELAIDE | Attached House | | 204 |
| 20 Oakley Street ADELAIDE | Row House | | 203 |
| 21 Oakley Street ADELAIDE | Attached House | | 205 |
| 22-24 Oakley Street ADELAIDE | Former Dwelling; External form, in particular the fabric and detailing of Oakley Street facade. Excludes incongruous later additions. | a | 25491 |
| 23a Oakley Street ADELAIDE | Attached House | | 206 |
| 25 Oakley Street ADELAIDE | Attached House | | 207 |
| 27 Oakley Street ADELAIDE | Attached House | | 208 |
| 27 O'Brien Street ADELAIDE | House | | 1226 |
| * 29-31 O'Brien Street ADELAIDE | Keith Sheridan and Simpson Cottages | | 1257 |
| 23-25 Peel Street ADELAIDE | Former Warehouse; External form, in particular the fabric and detailing of Peel Street facade. Excludes rear section of building behind light well. | a d e | 25313 |
| 28 Peel Street ADELAIDE | Former Warehouse; External form and fabric and detailing of three storey building, excluding the northern and eastern (rear) facades. | a d | 25314 |
| 31-35 Pirie Street ADELAIDE | Epworth Building | | 128 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 51 Pirie Street ADELAIDE | Bank | | 127 |
| 248 Pirie Street ADELAIDE | Former Hotel | | 244 |
| 261-269 Pirie Street ADELAIDE | Tivoli Hotel | | 250 |
| 11-19 Princess Street ADELAIDE | Attached Houses | | 234 |
| 20 Princess Street ADELAIDE | House | | 236 |
| 5-9 Prospect Place ADELAIDE | House | | 1569 |
| 192-200 Pulteney Street ADELAIDE | Former Saint Paul's Anglican Church | | 239 |
| 316-320 Pulteney Street ADELAIDE | Earl of Aberdeen Hotel | | 1084 |
| 431-435 Pulteney Street ADELAIDE | former House | | 1081 |
| 437-439 Pulteney Street , 152-160 Gilles Street ADELAIDE | Astor Hotel | | 1082 |
| 22-26 Queen Street ADELAIDE | Terrace Houses | | 1116 |
| 21 Regent Street ADELAIDE | House | | 1056 |
| 23 Regent Street ADELAIDE | House | | 1057 |
| 25 Regent Street ADELAIDE | House | | 1058 |
| 27 Regent Street ADELAIDE | Shop | | 1059 |
| 29 Regent Street ADELAIDE | former House | | 1060 |
| 59 Regent Street South ADELAIDE | Box Factory Community Centre | | 1595 |
| 61-65 Regent Street South ADELAIDE | Row Houses | | 1596 |
| 67 Regent Street South ADELAIDE | House | | 1597 |
| 26-30 Roper Street ADELAIDE | Offices (Former Blacksmith's Shop) (Conservation site comprises that part of the above CT to a depth of half Town Acre 298 from the Roper Street alignment) | | 238 |
| 27-29 Roper Street ADELAIDE | Former Wheelwright Arms Hotel (Designated site comprises that part of the above CT to a depth of half Town Acre 299 from the Wakefield Street alignment) | | 1570 |
| 9 Royal Avenue ADELAIDE | House | | 926 |
| 10 Royal Avenue ADELAIDE | House | | 927 |
| 13 Royal Avenue ADELAIDE | House | | 928 |
| 14 Royal Avenue ADELAIDE | House | | 929 |
| 16 Royal Avenue ADELAIDE | House | | 17459 |
| 17 Royal Avenue ADELAIDE | House | | 930 |
| 18 Royal Avenue ADELAIDE | House | | 931 |
| 21 Royal Avenue ADELAIDE | House | | 932 |
| 22 Royal Avenue ADELAIDE | House | | 933 |
| 23 Royal Avenue ADELAIDE | House | | 934 |
| 24 Royal Avenue ADELAIDE | House | | 935 |
| 25 Royal Avenue ADELAIDE | House | | 17460 |
| 26 Royal Avenue ADELAIDE | House | | 17461 |
| 27 Royal Avenue ADELAIDE | House | | 936 |
| 28 Royal Avenue ADELAIDE | House | | 937 |
| 6a-8 Rundle Mall ADELAIDE | Shops and Offices | | 96 |
| 21-23 Rundle Mall ADELAIDE | Former Sturt Theatre | | 114 |
| 41 Rundle Mall ADELAIDE | Shop | | 115 |
| 57 Rundle Mall ADELAIDE | Birk's Building | | 119 |
| 99a Rundle Mall ADELAIDE | Shop | | 116 |
| 112-118 Rundle Mall ADELAIDE | Former Coles Department Store; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts. | a d f | 25366 |
| 124-126 Rundle Mall ADELAIDE | Shop | | 117 |
| 128-130 Rundle Mall ADELAIDE | Richmond Arcade and Hotel | | 118 |
| 182 - 188 Rundle Street ADELAIDE | Shops (Rundle Buildings); External form, in particular the fabric and art deco detailing of facades. Excludes shopfronts. | a e f | 25294 |
| 192-196 Rundle Street ADELAIDE | Shop and Offices (Former Gerard & Goodman); External form, in particular the fabric and detailing of facades. | a e | 25295 |
| 198-200 Rundle Street ADELAIDE | Shops | | 170 |
| 214a-216 Rundle Street ADELAIDE | Shops | | 171 |
| 218 Rundle Street 35 - 39 Frome Street ADELAIDE | Restaurant | | 172 |
| 227 Rundle Street ADELAIDE | Shop | | 173 |
| 229a Rundle Street ADELAIDE | Shops and Offices | | 179 |
| 231a and b Rundle Street ADELAIDE | Shops and Offices | | 180 |
| 233a Rundle Street ADELAIDE | Shops and Offices | | 181 |
| 235 Rundle Street ADELAIDE | Shops and Offices | | 182 |
| 235a Rundle Street ADELAIDE | Shops and Offices | | 183 |
| 237 Rundle Street ADELAIDE | Shops and Offices | | 184 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 241-243 Rundle Street ADELAIDE | Shops; External form, in particular the fabric and detailing of Rundle and Union Street facades. Excludes shopfronts. | a | 25434 |
| 244 Rundle Street ADELAIDE | Shop | | 174 |
| 246-248 Rundle Street ADELAIDE | Exeter Hotel | | 185 |
| 252 Rundle Street ADELAIDE | Former Westpac Bank | | 175 |
| 258-258a Rundle Street ADELAIDE | Shops | | 176 |
| 265-267 Rundle Street ADELAIDE | Shops & Offices; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts and rooftop addition. | a d e | 25437 |
| 270-274 Rundle Street ADELAIDE | Shop; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah. | a d | 25438 |
| 271-273 Rundle Street ADELAIDE | Former ANZ Bank | | 186 |
| 284 Rundle Street ADELAIDE | Restaurant | | 177 |
| 286 Rundle Street ADELAIDE | Former Shop; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts. | a d | 25441 |
| 296-298 Rundle Street ADELAIDE | Shops | | 178 |
| 15 Russell Street ADELAIDE | Row House | | 1123 |
| 17 Russell Street ADELAIDE | Row House | | 1124 |
| 19 Russell Street ADELAIDE | Row House | | 1125 |
| 31 Russell Street ADELAIDE | House | | 1126 |
| 2 Sanders Place ADELAIDE | House | | 1600 |
| 3-7 Sanders Place ADELAIDE | Row Houses | | 1107 |
| 6-10 Sanders Place ADELAIDE | Row Houses | | 1105 |
| 36-38 Sanders Place ADELAIDE | Row Houses | | 1106 |
| 103-105 South Terrace ADELAIDE | Former Dwelling; External form, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d e | 25051 |
| 174 South Terrace ADELAIDE | House | | 1117 |
| 193-199 South Terrace ADELAIDE | School (Nicholls Building); External form, including facade, external walls, original fabric and detailing of the original building. Excludes 1953 and 1971 additions, front fence and roof structure. | a b d e | 25074 |
| 205 South Terrace ADELAIDE | Former House (part Pulteney Grammar School) | | 1118 |
| 253 South Terrace ADELAIDE | Former House | | 951 |
| 257-260 South Terrace ADELAIDE | Terrace House | | 952 |
| 307-309 South Terrace 32 - 40 Blackburn Street ADELAIDE | House | | 953 |
| 316-320 South Terrace ADELAIDE | Former Dwelling; External form, including original fabric and detailing of facade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions. | a d e f | 25114 |
| 338-339 South Terrace ADELAIDE | Former Dwelling; External form of two storey building, including origianl fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys. Includes masonry fence on eastern boundary. Excludes reconstructed front fence, roof vent and later additions to rear. | a d e | 25116 |
| South Terrace South Park Lands ADELAIDE | Glover Playground Pavilion | | 1608 |
| 2-8 Spencer Street ADELAIDE | Outbuilding | | 217 |
| 15 St John Street ADELAIDE | House | | 938 |
| 19 St John Street ADELAIDE | House | | 939 |
| 21 St John Street ADELAIDE | House | | 940 |
| 22 St John Street ADELAIDE | House | | 941 |
| 24 St John Street ADELAIDE | House | | 942 |
| 29 St John Street ADELAIDE | House | | 943 |
| 11-15 St. Lukes Place ADELAIDE | Row Houses | | 1227 |
| 1-7a Stafford Street 22 - 26 Owen Street ADELAIDE | Row Houses | | 1127 |
| 11 Stafford Street ADELAIDE | House | | 1128 |
| 11-19 Stephens Street ADELAIDE | Row Houses | | 1108 |
| 18-20 Stephens Street ADELAIDE | House | | 1109 |
| 21 Stephens Street ADELAIDE | House | | 1110 |
| 22-28 Stephens Street , 24-28 Sanders ADELAIDE | Place Row Houses | | 1111 |
| 23-25 Stephens Street , 16-20 Sanders Place ADELAIDE | Attached Houses | | 1112 |
| 29-33 Stephens Street , 17-19 Sanders Place ADELAIDE | Row Houses | | 1113 |
| 94 Sturt Street , 33-39 Russell Street ADELAIDE | Former Hotel | | 1129 |
| 117-121 Sturt Street ADELAIDE | Attached Houses | | 1131 |
| 122 Sturt Street ADELAIDE | House | | 1132 |
| 124 Sturt Street ADELAIDE | House | | 1133 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 154 Sturt Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | | 25162 |
| 156-158 Sturt Street ADELAIDE | Attached Houses | | 1228 |
| 160 Sturt Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street Excludes any later additions. | a b d | 25163 |
| 162 Sturt Street , 32-40 George Court ADELAIDE | Former House | | 1229 |
| * 175-177 Sturt Street ADELAIDE | Shop | | 1258 |
| 181 Sturt Street ADELAIDE | Former Shop and Residence | | 1230 |
| 185-187 Sturt Street ADELAIDE | Shops and Dwellings; External form, including original fabric and detailing of facade and balcony/verandah, external walls and roof, as visible from the street. Excludes shopfronts and any later additions. | a d f | 25164 |
| 188-190 Sturt Street , 39 Gray Court ADELAIDE | Former Shop and Residence | | 1231 |
| 193, Sturt Street 1-7 Little Gilbert Street ADELAIDE | House | | 1232 |
| 218-220 Sturt Street ADELAIDE | House | | 1233 |
| * 221-239 Sturt Street ADELAIDE | Former Sturt Street School | | 1259 |
| 222 Sturt Street ADELAIDE | House | | 1234 |
| 226 Sturt Street ADELAIDE | House | | 1235 |
| 228 Sturt Street , 2-10 Arthur Street ADELAIDE | House | | 1236 |
| 241-243 Sturt Street ADELAIDE | Former Attached Houses | | 1606 |
| 57 Symonds Place ADELAIDE | House | | 1114 |
| 47-51 Tam-O-Shanter Place 22 - 26 Devonshire Place ADELAIDE | ETSA Warehouse | | 248 |
| 20-22 Tomsey Street ADELAIDE | Attached Houses | | 944 |
| 32 Tucker Street ADELAIDE | House | | 245 |
| 38 Tucker Street ADELAIDE | House | | 246 |
| 44 Tucker Street ADELAIDE | House | | 247 |
| 11-29 Union Street ADELAIDE | Market facade (designated site comprises that part of the CT to a depth of 4 metres from the Union Street alignment) | | 1346 |
| 25 Vincent Place ADELAIDE | House | | 947 |
| 13 Vincent Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25106 |
| 15 Vincent Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25107 |
| 17 Vincent Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25108 |
| 19 Vincent Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions. | a b d | 25109 |
| 22-24 Vincent Street ADELAIDE | Attached Houses | | 945 |
| 24a Vincent Street ADELAIDE | Attached House | | 946 |
| 26 Vincent Street ADELAIDE | Attached House | | 948 |
| 28-30 Vincent Street ADELAIDE | Attached Houses | | 950 |
| 74-78 Wakefield Street 29 - 39 Divett Place ADELAIDE | Wakefield Hotel | | 237 |
| 152-160 Wakefield Street ADELAIDE | St Stephen's Lutheran Church Hall; External form, in particular the fabric and detailing of facades. | a | 25466 |
| 152-160 Wakefield Street ADELAIDE | St Stephen's Lutheran Church | | 243 |
| 263-265 Wakefield Street ADELAIDE | Former Dwelling; External form, in particular the original fabric and detailing of Wakefield and Cardwell Street facades, including return verandah and masonry boundary fence. Excludes incongruous later additions. | a d | 25450 |
| 267-271 Wakefield Street ADELAIDE | House | | 240 |
| 273-275 Wakefield Street ADELAIDE | House | | 241 |
| 281-285 Wakefield Street ADELAIDE | Office (former house) designated site comprises that part of the CT to a depth of half town acre 352 from the Wakefield Street alignment | | 242 |
| 321-325 Wakefield Street ADELAIDE | Former Dwellings; External form, including original fabric and detailing including facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a d | 25081 |
| 11-13 Wakeham Street ADELAIDE | Attached Houses | | 1061 |
| 14-16 Wakeham Street ADELAIDE | Semi-detached Houses and Walling | | 1066 |
| 15-19a Wakeham Street ADELAIDE | Row Houses | | 1062 |
| 21-21a Wakeham Street ADELAIDE | Semi-detached House, | | 1067 |
| 23-25 Wakeham Street ADELAIDE | Semi-detached Houses | | 1068 |
| 47-49 Waymouth Street ADELAIDE | Offices (Woodards House); External form, in particular the fabric and detailing of Waymouth Street and Bentham Street facades. | a d e f | 25323 |
| 68-72 Waymouth Street ADELAIDE | Union Hotel; External form, in particular the fabric and detailing of facades. | a d | 25399 |
| 82 Waymouth Street ADELAIDE | Former Tolley's Warehouse | | 123 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 123 Waymouth Street 2 - 10 Cannon Street ADELAIDE | Shakespeare Chambers | | 140 |
| 127-133 Waymouth Street ADELAIDE | Federation Trading (former Aerated Bread Factory) | | 143 |
| 190-194 Waymouth Street ADELAIDE | Offices | | 141 |
| 251 Waymouth Street 2 - 8 Shannon Place ADELAIDE | Former Warehouse | | 209 |
| 261-265 Waymouth Street ADELAIDE | Shops (Former Terrace Houses) | | 219 |
| 268 Waymouth Street ADELAIDE | House | | 210 |
| 273-277 Waymouth Street ADELAIDE | Shop and Residence | | 218 |
| 284-286 Waymouth Street ADELAIDE | Former West Terrace Hotel; Prince Court | | 211 |
| 11-15 Weil Street ADELAIDE | Row Houses | | 1237 |
| 12 Weil Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a b d | 25172 |
| 14 Weil Street ADELAIDE | Attached House | | 1238 |
| 14a-16 Weil Street ADELAIDE | Attached Houses | | 1239 |
| 22 Whitmore Square ADELAIDE | Former Terrace House | | 1136 |
| 24-28 Whitmore Square ADELAIDE | Former Terrace House | | 1137 |
| 30-36 Whitmore Square ADELAIDE | Former Terrace House | | 1138 |
| * 31-39 Whitmore Square , 142-152 Sturt Street ADELAIDE | St Luke's Rectory | | 1602 |
| 62-70 Whitmore Square ADELAIDE | William Booth Home | | 1601 |
| 72-74 Wright Street 35 - 39 Market Street ADELAIDE | Office (Former Deaf and Dumb Mission) | | 1706 |
| 88 Wright Street 34 - 40 Compton Street ADELAIDE | Old Queens Arms Hotel | | 225 |
| 89 Wright Street 2-4 Russell Street ADELAIDE | Former Shop | | 1134 |
| 101-103 Wright Street ADELAIDE | Former Dwelling; External form, including original fabric and detailing of the original building and 1926 addition, including facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions. | a b d | 25044 |
| 116 Wright Street ADELAIDE | House | | 212 |
| 119-121 Wright Street ADELAIDE | Former Row Houses | | 1135 |
| 120 Wright Street ADELAIDE | House | | 213 |
| 122-124 Wright Street ADELAIDE | House | | 214 |
| 134 Wright Street ADELAIDE | House | | 215 |
| 162-170 Wright Street 317 - 319 Morphett Street ADELAIDE | Gothic Hotel | | 1139 |
| 174-180 Wright Street , 33-39 Bartels Street ADELAIDE | Former Attached Houses | | 1140 |
| 202-212 Wright Street , 2-10 Millers Court ADELAIDE | Row Houses | | 1607 |
| 215 Wright Street ADELAIDE | House | | 1240 |
| 216 Wright Street , 1-9 Millers Court ADELAIDE | Former House | | 1241 |
| 217 Wright Street ADELAIDE | House | | 1242 |
| 217A Wright Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a | 25174 |
| 218 Wright Street ADELAIDE | Former House | | 1243 |
| 219-219a Wright Street ADELAIDE | Row Houses | | 1244 |
| 221 Wright Street ADELAIDE | House | | 1245 |
| 261-275 Wright Street ADELAIDE | Row Houses | | 1246 |
| 279-291 Wright Street ADELAIDE | Row Houses | | 1247 |
| 291-293 Wright Street ADELAIDE | Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions. | a b | 25177 |
| 21 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 536 |
| 23-25 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 537 |
| 27 Archer Street NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17499 |
| 46 Archer Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 540 |
| 47-49 Archer Street & 56 Margaret Street NORTH ADELAIDE | Dover Castle Hotel; 1913 and earlier two storey former hotel building | a c d f | 17500 |
| 48 Archer Street NORTH ADELAIDE | Semi-detached houses.; Victorian pair of residences. | a d | 20996 |
| 56 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 541 |
| 58 & 60 Archer Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 542 |
| 71-79 Archer Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d f | 543 |
| 80 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 544 |
| 82 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 545 |
| 87 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 546 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 92-98 Archer Street NORTH ADELAIDE | St Andrew's Presbyterian Church; 1964 brick and concrete church | a c d f | 17501 |
| 93 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 547 |
| 95 Archer Street NORTH ADELAIDE | House; Victorian single fronted residence. Excludes later porch | a d | 17502 |
| 97 & 99 Archer Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 548 |
| 127-129 Archer Street NORTH ADELAIDE | Former house ; Frontage and side wall returns visible from the street | a d | 253 |
| 161-163 Archer Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 503 |
| 187-199 Archer Street NORTH ADELAIDE | Lutheran Church Office; Institutional building. Excludes later single storey addition on eastern side | a c d e | 17485 |
| 202 & 204 Archer Street NORTH ADELAIDE | Semi-detached houses; Pair of Edwardian masonry residences | a d | 17486 |
| 206-210 Archer Street NORTH ADELAIDE | Former Shop; Frontage and side wall returns visible from the street | a b c d | 504 |
| 11-19 Arthur Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 696 |
| 11 Ashley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 550 |
| 13-15 Ashley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 551 |
| 2-20 Barnard Street (known as 21-29 Wellington Square) NORTH ADELAIDE | Apartments, garage outbuilding and fence (Sunningdale); Twos storey Inter-War apartment block, including interiors and garage outbuildings at the rear and low masonry fence | a d f | 1584 |
| 5-9 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 480 |
| 11-13 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 481 |
| 17 & 19 Barnard Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 482 |
| 21, 23, 25, 27 & 29 Barnard Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 483 |
| 31-39 Barnard Street NORTH ADELAIDE | House and wall; Victorian two storey residence including interior, roof and western boundary masonry wall. Excludes later additions to western side | a d | 396 |
| 41-45 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 296 |
| 47-49 Barnard Street NORTH ADELAIDE | House & fence; Victorian symmetrically fronted two storey residence and masonry and iron front fence. | a d | 17557 |
| 57-59 Barnard Street (55) NORTH ADELAIDE | House (St Joseph's); Victorian asymmetrically fronted residence. Excludes later verandah | a d | 17558 |
| 61-65 Barnard Street (63) NORTH ADELAIDE | House & fence (Kimberley House); Victorian asymmetrically fronted residence and masonry and iron front fence | a d | 17559 |
| 69-71 Barnard Street (69) NORTH ADELAIDE | Connery House1930 convent building | a b c d | 17560 |
| 92-100 Barnard Street NORTH ADELAIDE | House (Glendalough) and fence; Edwardian/Federations period residence, including interior and masonry and iron front fence | a d | 397 |
| 101-113 Barnard Street (cnr 37-39 Hill Street) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 342 |
| 112-116 Barnard Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 297 |
| 117-119 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d e | 298 |
| 118-120 Barnard Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 299 |
| 125-127 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 300 |
| 148-150 Barnard Street NORTH ADELAIDE | Semi-detached houses; Pair of two storey Victorian single fronted residences | a d | 17561 |
| 152-154 Barnard Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 301 |
| 156 & 158-160 Barnard Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 302 |
| 162-166 Barnard Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 303 |
| 165-167 Barnard Street NORTH ADELAIDE | House; Inter-War Bungalow style residence | a d | 17562 |
| 11 & 12 Barton Terrace East NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 636 |
| 13-14 Barton Terrace East NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 637 |
| 17-18 Barton Terrace East NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 638 |
| 19-20 Barton Terrace East NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 639 |
| 21-22 Barton Terrace East NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 640 |
| 23-24 Barton Terrace East NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 641 |
| 31-33 Barton Terrace East NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 642 |
| 34-35 Barton Terrace East (known as 34 Barton Terrace East) NORTH ADELAIDE | House and wall; Victorian bay fronted residence and western boundary masonry wall. Excludes rear of building and fence. | a d | 20998 |
| 41-43 Barton Terrace East NORTH ADELAIDE | House; Victorian symmetrically fronted residence. Excludes later entrance gablet | a d | 17515 |
| 51-54 Barton Terrace East NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 643 |
| 55-56 & 57 Barton Terrace East NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 644 |
| 101-102, 103, 104, 105, 106, 108-109 Barton Terrace West NORTH ADELAIDE | 3 pairs of semi-detached houses Rua Rua Mansions; Three pairs of 1902 residences including interiors | a d e | 478 |
| 117-118 & 119-120 Barton Terrace West NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 403 |
| 133 & 134 Barton Terrace West NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 405 |
| 184-187 Barton Terrace West NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 304 |
| 188 & 190 Barton Terrace West NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 305 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 13-15 Beviss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 553 |
| 14-16 Beviss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 552 |
| 17-19 Beviss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 554 |
| 18-20 Beviss Street NORTH ADELAIDE | House; Edwardian transitional masonry residence | a d | 17503 |
| 21 & 23 Beviss Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 555 |
| 22 Beviss Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 556 |
| 24 Beviss Street NORTH ADELAIDE | Semi-detached house; Victorian symmetrically fronted pair of residences. Excludes rear of building. | a d | 20994 |
| 25 & 27 Beviss Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 557 |
| 26 & 28 Beviss Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 558 |
| 26 & 28 Boulton Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 559 |
| 11-15 Brougham Court NORTH ADELAIDE | House ; Victorian asymmetrically fronted residence | a d | 17522 |
| 12-16 Brougham Court NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 652 |
| 17-19 Brougham Court NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 653 |
| 18-20 Brougham Court NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 654 |
| 22 & 24 Brougham Court NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 655 |
| 26 & 28 Brougham Court NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 656 |
| 57-60 Brougham Place NORTH ADELAIDE | House, fence & wall; 1878 two storey residence, including interior and masonry and iron front fence and masonry boundary wall to O'Connell Street and Brougham Place | a d f | 1573 |
| 84-85 Brougham Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 657 |
| 91-92 Brougham Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 658 |
| 94 Brougham Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 659 |
| 96-98 Brougham Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 660 |
| 118-120 Brougham Place NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 661 |
| 186-195 Brougham Place NORTH ADELAIDE | St Ann's College Buildings; Two storey modified Victorian residences | a b c d | 17530 |
| 214-216 Brougham Place (known as 215) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 675 |
| 217-220 Brougham Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 676 |
| 227 & 228-229 Brougham Place NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 677 |
| 9-11 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 1707 |
| 12 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 306 |
| 14-16 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 307 |
| 15-17 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 308 |
| 18-20 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 309 |
| 27-29 Buxton Street NORTH ADELAIDE | House & fence ; Victorian symmetrically fronted residence and masonry and iron front fence. Excludes front porch. | a d | 17564 |
| 1/ 28 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 310 |
| 34 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 311 |
| 84 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 312 |
| 88 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 313 |
| 92-96 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 314 |
| 98-100 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 315 |
| 101-105 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 316 |
| 102-104 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 317 |
| 106-110 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 318 |
| 107-109 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 319 |
| 111-113 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 320 |
| 112-114 Buxton Street NORTH ADELAIDE | House; Edwardian residence. | a d | 321 |
| 116-120 Buxton Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 322 |
| 152-156 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 323 |
| 157-159 Buxton Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 324 |
| 23 & 27 Cambridge Street NORTH ADELAIDE | Semi-detached houses; Edwardian residences. Excludes verandah | a d | 17487 |
| 29-31 Cambridge Street NORTH ADELAIDE | House; Inter-War Bungalow style residence | a d | 17488 |
| 22 Chapel Street (rear of 141 Tynte Street) NORTH ADELAIDE | House; Victorian single fronted residence. | a d | 17489 |
| 7 Childers Street NORTH ADELAIDE | House; Two storey residence. Excludes verandah and balcony | a d | 17435 |
| 14 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 406 |
| 17-19 Childers Street NORTH ADELAIDE | House; Early Victorian residence. Excludes masonry balustrade and verandah infill | a d | 17426 |
| 22-24 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 407 |
| 33-35 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 408 |
| 41-43 Childers Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 409 |
| 42-44 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 410 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 45-47 Childers Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 411 |
| 46-48 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 412 |
| 49-55 Childers Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 1580 |
| 50 & 52 Childers Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 413 |
| 54 Childers Street NORTH ADELAIDE | Row house; Attached Victorian single fronted cottage | a d | 414 |
| 57-59 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 415 |
| 58 Childers Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 416 |
| 60 Childers Street NORTH ADELAIDE | Semi-detached house; Early Victorian residence. Excludes entrance porch | a d | 17427 |
| 62 Childers Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 417 |
| 64 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 418 |
| 68, 70, 72 & 74 Childers Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 419 |
| 69-71 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 420 |
| 73-75 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 421 |
| 78-80 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 422 |
| 81 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 423 |
| 85, 87 & 87a Childers Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 424 |
| 88-90 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 425 |
| 92-96 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 426 |
| 101-103 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 428 |
| 102, 104 & 108 Childers Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 427 |
| 105-107 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 429 |
| 112-120 Childers Street (rear of 202 Jeffcott Street) NORTH ADELAIDE | Former Stables; Former stone and brick stables, now residence, to rear of 120 Childers Street. Later additions excluded. | a d | 17465 |
| 112-120 Childers Street (cnr of 202 Jeffcott Street) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 17466 |
| 122-124 & 126-130 Childers Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 325 |
| 131-133 Childers Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 327 |
| 132-136 Childers Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 328 |
| 138-140 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 329 |
| 141-145 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 330 |
| 147-149 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 331 |
| 156-160 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 332 |
| 166-170 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 333 |
| 172-174 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 334 |
| 176-178 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 335 |
| 182-184 Childers Street (known as 188) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 336 |
| 186-190 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 337 |
| 192-196 Childers Street NORTH ADELAIDE | House & fence plinth; Victorian bay fronted residence and front fence plinth | a d | 17565 |
| 198-200 Childers Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 338 |
| 202-220 Childers Street NORTH ADELAIDE | House (Kumanka) and fence; 1870 two storey bluestone residence, including interior and masonry and iron front fence. Excludes recent additions | a d | 398 |
| 10 Colley Street NORTH ADELAIDE | House; Single fronted Victorian cottage. Excludes verandah details | a d | 17535 |
| 12 & 14 Colley Street NORTH ADELAIDE | Semi-detached houses ; Pair of Edwardian single fronted residences | a d | 17536 |
| 13 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 560 |
| 15-17 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 561 |
| 16 & 18 Curtis Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 562 |
| 19 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 563 |
| 20 & 22 Curtis Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 564 |
| 21-25 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 565 |
| 24 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 566 |
| 26 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 567 |
| 27 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 568 |
| 28 Curtis Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 569 |
| 22 & 24-26 Dunn Street NORTH ADELAIDE | Semi-detached Houses; Pair of single storey Edwardian single fronted cottages | a d | 17537 |
| 22-30 East Pallant Street (known as 26) NORTH ADELAIDE | House; 1860 brick and stone single storey residence, including interior | a c d | 796 |
| 11-13 Edith Place NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17553 |
| 15-17 Edith Place NORTH ADELAIDE | Semi-detached houses & fence to 15 and wall; Pair of Victorian single fronted cottages and timber picket fence to 15 and southern boundary masonry wall and pier to 15 | a d | 17554 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 10-12 Finniss Court NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 805 |
| 10-12 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 807 |
| 14-16 Finniss Court NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 806 |
| 14-20 Finniss Street (known as 16 & 18) NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 808 |
| 15-19 Finniss Court NORTH ADELAIDE | House; Early Victorian residence. Excludes rear additions | a d | 17555 |
| 18-20 Finniss Court NORTH ADELAIDE | House; Victorian asymmetrically fronted brick residence. Excludes verandah and rear lean to | a d | 17428 |
| 21-23 Finniss Street NORTH ADELAIDE | Providence Chapel; Gable ended hall | a c d | 17556 |
| 22-24 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1591 |
| 26-30 Finniss Street (known as 30 & 32) NORTH ADELAIDE | Semi-detached houses; Pair of Victorian bay fronted residences | a d | 17429 |
| 36 & 38-40 Finniss Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 809 |
| 46 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 811 |
| 52-54 Finniss Street NORTH ADELAIDE | House; 1900 two storey residence, including interior | a d | 825 |
| 92-96 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 812 |
| 98-100 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 813 |
| 102-106 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 814 |
| 108-110 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 815 |
| 112-114 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 816 |
| 116 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 817 |
| 120 Finniss Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 818 |
| 13, 15, 17 & 19 Frederick Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 275 |
| 18-20 Frederick Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1574 |
| 25, 27, 29, 31, 33-35 George Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 570 |
| 18-22 Gibbon Lane NORTH ADELAIDE | Houses; Frontage and side wall returns visible from the street | a d | 339 |
| 24, 26, 28 & 30 Gibbon Lane NORTH ADELAIDE | Row houses; Two storey Victorian terrace, including interiors | a d | 399 |
| 12-14 Gloucester Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 485 |
| 13 Gloucester Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 484 |
| 14-16 Gover Street NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17504 |
| 21-23 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1588 |
| 24 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 571 |
| 25-27 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 572 |
| 26-28 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 573 |
| 34 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 17505 |
| 36-38 & 40 Gover Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 574 |
| 41-43 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 575 |
| 42-44 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 576 |
| 45-47 Gover Street NORTH ADELAIDE | Former Shop and residence; Frontage and side wall returns visible from the street | a c d | 577 |
| 53-55 Gover Street NORTH ADELAIDE | House; Victorian symmetrically fronted residence. Excludes verandah | a d | 17511 |
| 81-83 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 580 |
| 97-99 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 581 |
| 98-100 Gover Street NORTH ADELAIDE | Semi-detached houses; Pair of Victorian bay fronted residences | a d | 17506 |
| 101, 103-105 & 107-109 Gover Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 582 |
| 134-136 Gover Street NORTH ADELAIDE | Semi-detached houses ; Pair of early Victorian two storey residences | a d | 430 |
| 141-143 Gover Street NORTH ADELAIDE | House; Victorian asymmetrically fronted residence | a d | 17467 |
| 142-144 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 431 |
| 145 Gover Street NORTH ADELAIDE | Semi-detached house; Victorian single fronted and double fronted cottage. Excludes later changes to verandah | a d | 17468 |
| 146-148 Gover Street NORTH ADELAIDE | House & fence; Victorian asymmetrically fronted residence and the masonry and iron front fence | a d | 17469 |
| 147 Gover Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 432 |
| 151 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 433 |
| 153 Gover Street NORTH ADELAIDE | Semi-detached houses; Pair of Victorian single fronted cottages | a d | 17470 |
| 155 Gover Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 434 |
| 157-159 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 436 |
| 158 Gover Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 435 |
| 161-163 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d e | 437 |
| 168 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 438 |
| 169-171 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 439 |
| 172 & 174 Gover Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 440 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 173-175 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 441 |
| 177-179 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 442 |
| 181 Gover Street NORTH ADELAIDE | House; Victorian single fronted cottage | a d | 17471 |
| 183 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 443 |
| 187 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 444 |
| 193-195 Gover Street NORTH ADELAIDE | Outbuilding; Single storey skillion roofed masonry outbuilding to rear of house. Excludes residence | a d | 17472 |
| 206 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 445 |
| 207-209 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 447 |
| 208 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 446 |
| 211-215 Gover Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 449 |
| 212 & 214-216 Gover Street NORTH ADELAIDE | Attached shop & house ; Frontage and side wall returns visible from the street | a c d | 448 |
| 221-225 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 450 |
| 227-231 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 451 |
| 233-235 Gover Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 452 |
| 237-239 Gover Street NORTH ADELAIDE | House and fence; Victorian bay fronted residence and the masonry and iron fence. Excludes later verandah enclosure and rear of building. | a d | 20990 |
| 18-20 Hack Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 453 |
| 22-24 Hack Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 454 |
| 26 Hack Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 455 |
| 28-30 Hack Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 456 |
| 11-13 Hart Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 697 |
| 12-14 Hart Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 698 |
| 15 Hart Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 699 |
| 16 Hart Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 700 |
| 17-19 Hart Street NORTH ADELAIDE | House; Victorian transitional masonry residence | a d | 17567 |
| 18-20 Hart Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 701 |
| 2-34 Hill Street (associated with original Calvary Hospital Buildings) NORTH ADELAIDE | Red brick fence; Full extent of red brick fence to Hill Street and Barnard Street | d | 17566 |
| 13-19 Hill Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 340 |
| 21-25 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 341 |
| 52-60 Hill Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 343 |
| 76-79 Hill Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 345 |
| 81-85 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 346 |
| 82-86 Hill Street NORTH ADELAIDE | House; Victorian masonry residence, including interior | a d | 400 |
| 88 & 90-92 Hill Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 347 |
| 94-98 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 348 |
| 100-104 Hill Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 349 |
| 106-108 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 350 |
| 110-112 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 351 |
| 114-116 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 352 |
| 118-120 Hill Street NORTH ADELAIDE | House; Victorian asymmetrically fronted residence | a d | 17416 |
| 141-145 Hill Street NORTH ADELAIDE | House and fence ; Edwardian transitional asymmetrically fronted masonry residence and masonry and iron front fence | a d | 17417 |
| 142-146 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 353 |
| 148-154 Hill Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 354 |
| 156-160 Hill Street (known as 160 Hill Street) NORTH ADELAIDE | House; Edwardian transitional symmetrically fronted masonry residence. Excludes eastern additions. | a d | 20986 |
| 44 Jeffcott Street NORTH ADELAIDE | House and fence; Edwardian / federation asymmetrically fronted period residence and masonry and iron fence. | a d | 20991 |
| 61-63 Jeffcott Street NORTH ADELAIDE | House ; Two storey Victorian residence. Excludes later enclosure of upper verandah | a d | 17495 |
| 65-69 Jeffcott Street NORTH ADELAIDE | House & fence ; Edwardian transitional residence and masonry and iron fence. | a d | 17496 |
| 77-79 Jeffcott Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 514 |
| 85-89 Jeffcott Street NORTH ADELAIDE | House & fence; Two storey Victorian residence, including interior and masonry and iron fence | a d | 530 |
| 88-94 Jeffcott Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 515 |
| 91-95 Jeffcott Street NORTH ADELAIDE | House and fence; Two storey Victorian residence, including interior and masonry and iron fence | a d | 531 |
| 97-99 Jeffcott Street NORTH ADELAIDE | House and fence; Two storey Victorian residence, including interior and masonry and iron fence | a d | 532 |
| 113 Jeffcott Street NORTH ADELAIDE | Row house; Single storey early Victorian row house. Excludes front verandah. | a d | 20992 |
| 115, 117, 119 Jeffcott Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 516 |
| 121-123 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 486 |
| 122-126 Jeffcott Street NORTH ADELAIDE | House; Victorian symmetrically fronted residence and the masonry and iron fence | a d | 1583 |
| 125-129 Jeffcott Street NORTH ADELAIDE | Apartments (Woodlands); Frontage and side wall returns visible from the street | a d e | 487 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 130-132 Jeffcott Street NORTH ADELAIDE | House and fence; Two storey Victorian residence, including interior and masonry and iron fence | a d e | 500 |
| 134 Jeffcott Street NORTH ADELAIDE | House and fence; Two storey Victorian residence, including interior and masonry and iron fence. Excludes balcony lacework | a d | 501 |
| 136-138 Jeffcott Street NORTH ADELAIDE | House and fence; Two storey Victorian residence, including interior and masonry and iron fence | a d | 502 |
| 153-155 Jeffcott Street NORTH ADELAIDE | House & fence; Victorian symmetrically fronted residence and the masonry and iron fence | a d | 17418 |
| 161-165 Jeffcott Street NORTH ADELAIDE | Shop ; Frontage and side wall returns visible from the street | a b c d | 355 |
| 167-169 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 356 |
| 170-174 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 457 |
| 173 Jeffcott Street NORTH ADELAIDE | House and fence; Victorian bay fronted residence and masonry and iron fence. | a d | 20988 |
| 180 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 458 |
| 181-183 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 357 |
| 187 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 358 |
| 188-200 Jeffcott Street NORTH ADELAIDE | Hall ; 1923 hall | a c d e | 17474 |
| 189 Jeffcott Street NORTH ADELAIDE | House; Early Victorian residence | a d | 17419 |
| 191-193 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 359 |
| 195 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 360 |
| 197-199 Jeffcott Street (known as 199 Jeffcott Street) NORTH ADELAIDE | House and wall; Victorian asymmetrically fronted residence and front boundary masonry wall. Excludes fence, rear of building and verandah. | a d | 20987 |
| 204-206 & 208 Jeffcott Street NORTH ADELAIDE | Row houses, outbuildings and walls ; Early Victorian two storey row houses, including interiors, and rear masonry outbuildings and walls to street boundaries | a b d | 479 |
| 211-215 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 361 |
| 214 Jeffcott Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 459 |
| 217-219 Jeffcott Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 362 |
| 218 Jeffcott Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 460 |
| 220 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 461 |
| 221-223 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 363 |
| 222-224 & 226 Jeffcott Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 462 |
| 228 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 17475 |
| 230-232 Jeffcott Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 17476 |
| 4-10 Jerningham Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 702 |
| 58-60 Jerningham Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a d e | 267 |
| 59 Jerningham Street NORTH ADELAIDE | Shop ; Frontage and side wall returns visible from the street | a c d | 268 |
| 61 Jerningham Street NORTH ADELAIDE | Semi-detached house; Victorian single fronted cottage | a d | 17531 |
| 62-64 Jerningham Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 703 |
| 63 Jerningham Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 678 |
| 65-67 Jerningham Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 679 |
| 66-68 & 70-72 Jerningham Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 704 |
| 81-83 Jerningham Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 680 |
| 82-84 Jerningham Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 706 |
| 86-90 Jerningham Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 707 |
| 72-74 Kermode Street NORTH ADELAIDE | Semi detached former houses; Frontage and side wall returns visible from the street | a d | 662 |
| 77-91 Kermode Street NORTH ADELAIDE | St Marks College & fence (Memorial building); Three storey main brick building and masonry fence | a b c d e | 17523 |
| 82-86 Kermode Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 663 |
| 96 Kermode Street (known as 94 Kermode Street) NORTH ADELAIDE | House (at rear); Victorian bay fronted residence. | a d | 21003 |
| 98-100 Kermode Street (known as 98 Kermode Street) NORTH ADELAIDE | House; Two-storey Victorian symmetrically fronted residence. Excludes rear single storey building. | a d | 21002 |
| 128-130 Kermode Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 664 |
| 132-136 Kermode Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 665 |
| 137-139 Kermode Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 666 |
| 138-140 Kermode Street NORTH ADELAIDE | House; Inter-War Old English revival style residence | a d | 667 |
| 142-146 Kermode Street NORTH ADELAIDE | House; Inter-War Bungalow style residence | a d | 17524 |
| 145 Kermode Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 669 |
| 147 Kermode Street NORTH ADELAIDE | House; Victorian symmetrically fronted two storey residence. Excludes rear of building. | a d | 21001 |
| 152-154 Kermode Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 670 |
| 156 Kermode Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 671 |
| 2-12 King William Road NORTH ADELAIDE | Cathedral Lodge & outbuilding; 1876 former residence, including interior and rear outbuilding | a c d e | 673 |
| Rear 21 King William Road NORTH ADELAIDE | Cathedral Hall; Hall building | a d e | 17525 |
| 41-51 King William Road NORTH ADELAIDE | Greenway Apartments ; Frontage and side wall returns visible from the street | a d f | 1589 |
| 79 King William Road corner of King William Road and Brougham Place NORTH ADELAIDE | Former Nurses Home; Three storey front section of the building. Excludes balcony infill | a b c d f | 17528 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 13-15 Kingston Terrace East (known as 14) NORTH ADELAIDE | House; Victorian asymmetrically fronted residence | a d | 17538 |
| 16 Kingston Terrace East NORTH ADELAIDE | House; Edwardian transitional masonry residence | a d | 17539 |
| 21 Kingston Terrace East NORTH ADELAIDE | House; Early Victorian residence. Excludes front porch | a d | 17540 |
| 22-23 Kingston Terrace East NORTH ADELAIDE | House; Edwardian transitional masonry residence | a d | 17541 |
| 33-34 Kingston Terrace NORTH ADELAIDE | Semi-detached houses; Early Victorian/Victorian residence divided into two dwellings. Exclude verandah to Francis Street frontage and front entrance porch to Kingston Terrace frontage | a d | 17542 |
| 44 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 708 |
| 45-46 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 709 |
| 47-49 Kingston Terrace (known as 48) NORTH ADELAIDE | House; Two storey Post War residence | d e | 17543 |
| 73-74 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d f | 711 |
| 75 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d f | 712 |
| 76-77 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d f | 713 |
| 78-79 Kingston Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d f | 714 |
| 86-88 Kingston Terrace (known as 87) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 715 |
| 89-90 Kingston Terrace NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17544 |
| 91-92 Kingston Terrace NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 682 |
| 97-100 Kingston Terrace NORTH ADELAIDE | House & fence; Two storey 1935 residence and masonry and iron fence | a d | 17532 |
| 103-108 Kingston Terrace (known as 106) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 683 |
| 31-35 Lakeman Street NORTH ADELAIDE | House; Early Victorian pre-1842 residence and 1872 addition. | a d | 21000 |
| 15-19 Lefevre Terrace NORTH ADELAIDE | House; Inter-War Bungalow style residence | a d | 17517 |
| 31-32 Lefevre Terrace NORTH ADELAIDE | House and fence; The two storey Victorian bay fronted residence, including interior and masonry and iron fence and rear brick wing | a d | 651 |
| 38-40 Lefevre Terrace NORTH ADELAIDE | House, wall & gate; Two storey 1937 Georgian Revival brick residence and masonry wall to Lefevre Terrace and Archer Street | a d e | 17518 |
| 41-43 Lefevre Terrace NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 645 |
| 51-53 Lefevre Terrace NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 646 |
| 71-75 Lefevre Terrace NORTH ADELAIDE | Princes Lodge; Two storey 1913 former residence | a d | 17519 |
| 76 Lefevre Terrace NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 647 |
| 79 Lefevre Terrace NORTH ADELAIDE | House ; Federation/Inter-War Bungalow. Excludes later carport | a d | 17520 |
| 81-83 Lefevre Terrace NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 648 |
| 84-85 Lefevre Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 649 |
| 86-87 Lefevre Terrace NORTH ADELAIDE | House; Edwardian transitional stone residence | a d | 17521 |
| 13, 15 & 17-19 Little Archer Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 583 |
| 18 & 20 Little Archer Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 584 |
| 25-27 Lombard Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 463 |
| 1 MacKinnon Court NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 819 |
| 2 & 3 MacKinnon Court NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 820 |
| 23 MacKinnon Parade NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 716 |
| 25 MacKinnon Parade NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 717 |
| 26-27 MacKinnon Parade NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 718 |
| 28 MacKinnon Parade NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 719 |
| 29-30 MacKinnon Parade NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 720 |
| 33-35 MacKinnon Parade (known as 34) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 721 |
| 37 MacKinnon Parade (cnr Colley St) NORTH ADELAIDE | House; Victorian asymmetrically fronted residence | a d | 17545 |
| 49-50 MacKinnon Parade NORTH ADELAIDE | Former Sheridan Institute; Institute building including the pre 1842 section and interiors. Excludes front entrance portico | a c d e | 797 |
| 71-73 MacKinnon Parade (known as 72) NORTH ADELAIDE | House; Victorian asymmetrically fronted residence | a d | 17546 |
| 74-75 MacKinnon Parade NORTH ADELAIDE | Semi-detached offices; 1867 two storey attached residences, including interiors. Excludes entrance portico | a d | 798 |
| 76-78 MacKinnon Parade (known as 77) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 722 |
| 111 MacKinnon Parade NORTH ADELAIDE | House; Victorian symmetrically fronted residence. Excludes rear of building. | a d | 21009 |
| 119-122 MacKinnon Parade known as 120 NORTH ADELAIDE | Kathleen Lumley College; Two and three storey face red brick residential college and front boundary brick wall | a c d f | 17431 |
| 144-155 MacKinnon Parade (150) NORTH ADELAIDE | Child Care Centre ; Frontage and side wall returns visible from the street | a c d | 821 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 158-160 MacKinnon Parade (159) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 822 |
| 165 MacKinnon Parade NORTH ADELAIDE | Offices; Circa 1970 two storey brick and concrete offices | a d e | 17433 |
| 166-168 MacKinnon Parade (167) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 823 |
| 169-170 MacKinnon Parade NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 824 |
| 6-8 Mann Terrace (known as 7) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 723 |
| 9-10 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 724 |
| 11 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 725 |
| 12-13 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 726 |
| 14 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 727 |
| 15 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 728 |
| 17 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 729 |
| 18 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 730 |
| 19-20 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 731 |
| 21-22 & 23 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Pair of Victorian asymmetrically fronted residences | a d | 17547 |
| 31 & 32 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 732 |
| 33 & 34 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 733 |
| 37 & 38 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 734 |
| 39 & 40 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 735 |
| 41-42 Mann Terrace NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17548 |
| 43-44 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 737 |
| 45 & 46 Mann Terrace NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 738 |
| 49-50 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 740 |
| 51-52 Mann Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 741 |
| 16 Mansfield Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 505 |
| 18 Mansfield Street NORTH ADELAIDE | Semi-detached house; Inter-War Bungalow style residence | a d | 17490 |
| 20 Mansfield Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 506 |
| 21 Mansfield Street NORTH ADELAIDE | Row house; Row of Victorian single fronted cottages | a d | 17477 |
| 22 Mansfield Street NORTH ADELAIDE | House; Victorian single fronted cottage | a d | 464 |
| 23 Mansfield Street NORTH ADELAIDE | Row house; Frontage and side wall returns visible from the street | a d | 465 |
| 24 Mansfield Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 466 |
| 25 Mansfield Street NORTH ADELAIDE | Row house; Row of Victorian single fronted cottages | | 17478 |
| 26 Mansfield Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 467 |
| 27 Mansfield Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 468 |
| 47 Margaret Street NORTH ADELAIDE | House; Early Victorian residence, including interior | a d | 635 |
| 68 & 68a Margaret Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 585 |
| 71 Margaret Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 586 |
| 72 & 72a Margaret Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 587 |
| 73 Margaret Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 588 |
| 76 Margaret Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 590 |
| 111 & 113 Margaret Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 591 |
| 112 Margaret Street NORTH ADELAIDE | Hall; Stone and brick hall | a c d | 17508 |
| 114 Margaret Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 592 |
| 116 Margaret Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 593 |
| 117-119 Margaret Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 594 |
| 118 Margaret Street NORTH ADELAIDE | House; Victorian single fronted cottage | a d | 17509 |
| 121-129 Margaret Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 595 |
| 142-146 Margaret Street (known as 46-48 Gover Street) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 578 |
| 13-15 Melbourne Street NORTH ADELAIDE | House; Victorian/Edwardian transitional asymmetrically fronted residence | a d | 17446 |
| 16-18 Melbourne Street NORTH ADELAIDE | House ; Victorian single fronted cottage | a d | 17448 |
| 17 Melbourne Street NORTH ADELAIDE | House; Victorian/Edwardian transitional asymmetrically fronted residence | a d | 17447 |
| 20 Melbourne Street NORTH ADELAIDE | House; Victorian single fronted cottage. Excludes later porch | a d | 17449 |
| 30-32 Melbourne Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 269 |
| 32, 34, 36, 36a & 38 Melbourne Street NORTH ADELAIDE | Former row houses; Frontage and side wall returns visible from the street | a d | 270 |
| 75-77 & 79 Melbourne Street NORTH ADELAIDE | Shop and former dwelling; Frontage and side wall returns visible from the street | a c d | 271 |
| 82-84 Melbourne Street NORTH ADELAIDE | Shop & Dwelling; Two storey 1883 building | a c d | 17549 |
| 108 Melbourne Street NORTH ADELAIDE | House; Victorian single fronted former cottage | a d | 17451 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 110 Melbourne Street NORTH ADELAIDE | Former chapel; Frontage and side wall returns visible from the street | a b c d | 272 |
| 111-113 & 115-119 Melbourne Street NORTH ADELAIDE | Shops & houses; Frontage and side wall returns visible from the street | a c d | 273 |
| 141 Melbourne Street NORTH ADELAIDE | Two storey shop & residence; Frontage and side wall returns visible from the street | a c d | 274 |
| 185-187 Melbourne Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 277 |
| 196 Melbourne Street NORTH ADELAIDE | House; Victorian asymmetrically fronted former residence | a d | 17452 |
| 202 Melbourne Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 276 |
| 204 & 206 Melbourne Street NORTH ADELAIDE | Semi-detached houses; Pair of Victorian single fronted former cottages. Excludes later front porch | a d | 17453 |
| 208-210 Melbourne Street NORTH ADELAIDE | Semi-detached houses; Pair of Victorian single fronted chamber cottages. Excludes later front porch and rear of building. | a d | 21015 |
| 209-211 Melbourne Street NORTH ADELAIDE | House; Early Victorian house to rear of front office additions | a d | 17454 |
| 213-215 Melbourne Street NORTH ADELAIDE | House; Victorian and earlier sections of the symmetrically fronted former residence | a d | 17455 |
| 214 Melbourne Street NORTH ADELAIDE | House and fence plinth; Victorian symmetrically fronted former residence and fence plinth. Excludes later front porch and rear of building. | a d | 21014 |
| 218-220 Melbourne Street (known as 220 Melbourne Street) NORTH ADELAIDE | House and fence plinth; Victorian single fronted former cottage and fence plinth. Excludes porch and rear of building. | a d | 21013 |
| 231-235 & 237-239 Melbourne Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 278 |
| 236-240 Melbourne Street NORTH ADELAIDE | Nyroca House, outbuildings & boundary wall; c. 1900 former residence, including interior and outbuildings and boundary walls to Old and New Streets | a d e | 280 |
| 241-255 Melbourne Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 279 |
| 281 Melbourne Street NORTH ADELAIDE | House; Victorian/Edwardian transitional masonry residence. Excludes front additions | a d | 17456 |
| 301-303 Melbourne Street NORTH ADELAIDE | House; Edwardian/Federation residence | a d | 17457 |
| 313-319 Melbourne Street NORTH ADELAIDE | House; Edwardian/Federation former residence | a d | 17434 |
| 14-17 Mills Terrace (known as 16 Mills Terrace) NORTH ADELAIDE | House and fence; Victorian symmetrically fronted residence and masonry and iron fence. | a d | 20981 |
| 18-25 Mills Terrace (known as 19) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 364 |
| 26-28 Mills Terrace (known as 27) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 365 |
| 35-37 Mills Terrace (known as36) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 366 |
| 38-40 Mills Terrace (known as 39) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 367 |
| 44-45 Mills Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 368 |
| 51-53 Mills Terrace (known as 52) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 369 |
| 55-57 Mills Terrace (known as 56) NORTH ADELAIDE | House & fence; Two storey Victorian symmetrically fronted residence and masonry and iron fence. | a d | 17420 |
| 58-60 Mills Terrace (known as 59) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 370 |
| 67-70 Mills Terrace (known as 68) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 371 |
| 86-90 Mills Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 372 |
| 91-93 Mills Terrace (known as 92) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 373 |
| 94-97 Mills Terrace (known as 96) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 374 |
| 98-100 Mills Terrace (known as 99 Mills Terrace) NORTH ADELAIDE | House; Victorian bay fronted residence. Excludes entry porch. | a d | 20982 |
| 114-116 Mills Terrace (known as 116 Mills Terrace) NORTH ADELAIDE | House; Two-storey red brick Edwardian residence. Excludes rear of building. | a d | 20983 |
| 117-128 Mills Terrace (known as 120 Mills Terrace) NORTH ADELAIDE | House; Single storey red brick Edwardian residence. Excludes later eastern additions. | a d | 20984 |
| 129-130 Mills Terrace NORTH ADELAIDE | House; Edwardian transitional masonry residence. | a d | 20985 |
| 131-133 Mills Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 375 |
| 134-136 Mills Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 376 |
| 146-147 Mills Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 377 |
| 148-150 Mills Terrace (known as 149) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 378 |
| 151-153 Mills Terrace (known as 152) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 379 |
| 154-156 Mills Terrace (known as 155) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 380 |
| 10 & 12 Molesworth Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 488 |
| 15-19 Molesworth Street (known as 9 Molesworth) NORTH ADELAIDE | House; Edwardian/inter-war transitional red brick Tudor revival residence. Includes external joinery and excludes rear of building. | a d | 17482 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 16-36 Molesworth Street (known as 22) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1577 |
| 35 Molesworth Street (known as 23) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 381 |
| 43-45 Molesworth Street (known as 33) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1578 |
| 52-54 Molesworth Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 382 |
| 55-57 Molesworth Street (known as 47) NORTH ADELAIDE | House; Inter-War Old English revival style residence | a d | 17421 |
| 58-60 Molesworth Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 383 |
| 62-64 Molesworth Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 384 |
| 65-73 Molesworth Street (known as 61 Molesworth Street) NORTH ADELAIDE | House; Inter-war Old English revival style residence. Excludes rear of building. | a d | 20989 |
| 66-72 Molesworth Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 385 |
| 74-78 Molesworth Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 386 |
| 79-85 Molesworth Street (known as 81) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 388 |
| 80-86 Molesworth Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 387 |
| 118-122 Molesworth Street (known as 120) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 389 |
| 142 Molesworth Street rear of 146 Molesworth Street NORTH ADELAIDE | House (former coach house); Frontage and side wall returns visible from the street | a b d e | 402 |
| 144-146 Molesworth Street (known as 144-152) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 401 |
| 172-176 Molesworth Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 390 |
| 11 & 13 Murray Street (known as 11 & 11a) NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 596 |
| 12 & 14 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 597 |
| 15 & 17 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 598 |
| 16 & 18 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 599 |
| 19 & 21 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 600 |
| 20 Murray Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 601 |
| 22 Murray Street NORTH ADELAIDE | Semi-detached houses.; Pair of Victorian single fronted cottages. | a d | 20997 |
| 23 & 25 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 602 |
| 24 & 26 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 603 |
| 28 & 30 Murray Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 604 |
| 13-19 New Street NORTH ADELAIDE | Offices (former house Violet Bank); 1854 and 1880 former residence, including interior | a d e | 281 |
| 21 O'Connell Street (includes 122-123 Ward Street) NORTH ADELAIDE | Shop ; Frontage and side wall returns visible from the street | a c d f | 254 |
| 24 O'Connell Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a c d | 256 |
| 25 & 25a O'Connell Street NORTH ADELAIDE | Row shops; Row of single storey shops | a c d | 17436 |
| 26 O'Connell Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a c d | 257 |
| 27 O'Connell Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a c d | 258 |
| 45,47, 49a & 51 O'Connell Street NORTH ADELAIDE | Row shops; Frontage and side wall returns visible from the street | a c d | 259 |
| 49 O'Connell Street NORTH ADELAIDE | Row shop; Part of row of two storey shops | a c d | 17437 |
| 52-60 O'Connell Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a c d | 264 |
| 53-55 O'Connell Street NORTH ADELAIDE | Shops; Frontage and side wall returns visible from the street | a c d | 263 |
| 89 & 91 O'Connell Street NORTH ADELAIDE | Semi-detached shops; c1875 one storey shops. Excludes shopfront to 89 | a c d | 17438 |
| 95 O'Connell Street NORTH ADELAIDE | Shop ; c1875 one storey shop | a c d | 17439 |
| 97 O'Connell Street NORTH ADELAIDE | Shop ; c1875 two storey shop | a c d | 17440 |
| 114-118 O'Connell Street NORTH ADELAIDE | Shops; c1885 two storey row of shops. | a c d | 21011 |
| 121-129 O'Connell Street NORTH ADELAIDE | Royal Oak Hotel; 1866 hotel building, including interior and 1881 verandah | a b c d f | 266 |
| 124 O'Connell Street NORTH ADELAIDE | Shop; c1885 one storey shop | a c d | 17441 |
| 175-177 O'Connell Street NORTH ADELAIDE | Shop; c1890 one storey shop | a c d | 17442 |
| 201-205 O'Connell Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a d | 265 |
| 207-211 O'Connell Street (known as 207-209 O'Connell Street) NORTH ADELAIDE | Shops; Pair of attached two storey c1890 former dwellings. Excludes additions to western elevation. | a d | 21012 |
| 213-219 O'Connell Street NORTH ADELAIDE | Caledonian Inn; Single storey 1882 hotel. Excludes alterations, including the restaurant section, services, amenities and French door openings in facade. | a c d | 17443 |
| 96-98 Old Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 684 |
| 11-20 Palmer Place (known as 19) & 22-40 Jeffcott Street NORTH ADELAIDE | House (Aquinas College-Gleeson House), fence & garden ; Two storey Mediterranean Revival Inter-War residence including interior, and single storey building to Jeffcott Street and masonry and iron fence and eastern sunken garden | a d | 1587 |
| 28-30 Palmer Place (known as 29) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d e | 517 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 31-40 Palmer Place (known as 62-80 Jeffcott Street) NORTH ADELAIDE | Christ Church Hall ; Frontage and side wall returns visible from the street | a c d e | 513 |
| 60-62 Palmer Place (known as 63) NORTH ADELAIDE | House (Harley); Frontage and side wall returns visible from the street | a d | 1585 |
| 63-65 Palmer Place (known as 64) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d e | 518 |
| 81-83 Palmer Place NORTH ADELAIDE | House; Inter-War Georgian revival style residence | a d | 17526 |
| 87-90 Palmer Place (known as 160 Kermode Street ) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 17464 |
| 1-10 Pennington Terrace , (known as 1-20 Sir Edwin Smith Avenue and 1-23 Kermode Street ) NORTH ADELAIDE | Fence and wall; Masonry and cast iron fence along northern part of Sir Edwin Smith Avenue and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital | a f | 17529 |
| 38-40 Pennington Terrace NORTH ADELAIDE | House; Victorian residence | a d e | 17527 |
| 66-67 Pennington Terrace NORTH ADELAIDE | House; Post war Georgian revival style residence. Excludes rear of building. | a d | 20999 |
| 5-9 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 742 |
| 8-10 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 743 |
| 15-19 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 744 |
| 26 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 745 |
| 28 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 746 |
| 30-32 Provost Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 747 |
| 34 Provost Street NORTH ADELAIDE | House; Early Victorian residence. Excludes rear of building. | a d | 21006 |
| 12 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 605 |
| 13-15 Ralston Street NORTH ADELAIDE | House; Victorian asymmetrically fronted cottage | a d | 17510 |
| 14 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 606 |
| 16 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 607 |
| 17-19 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 609 |
| 18 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 608 |
| 20 Ralston Street NORTH ADELAIDE | House; Victorian single fronted cottage. Excludes rear of building. | a d | 20993 |
| 21-23 Ralston Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 610 |
| 11-19 Regent Street North ADELAIDE | Row House | | 21945 |
| Sir Edwin Smith Avenue Angas Gardens NORTH ADELAIDE | Statue of His Majesty King George V and Pedestal | | 1265 |
| 22-24 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 748 |
| 26 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 749 |
| 28-30 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 750 |
| 34-38 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 751 |
| 40 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 752 |
| 41 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 753 |
| 55 Stanley Street NORTH ADELAIDE | House; Early Victorian residence including interior | a d | 799 |
| 57-61 Stanley Street NORTH ADELAIDE | Semi-detached houses ; Pair of early Victorian residences including interiors | a d | 800 |
| 62-66 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 755 |
| 63-65 Stanley Street (known as 65) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 754 |
| 68 Stanley Street NORTH ADELAIDE | Shop and house; Frontage and side wall returns visible from the street | a c d | 756 |
| 70 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 757 |
| 72, 74, 76, 76a, 78 & 80 Stanley Street NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 758 |
| 77-79 Stanley Street (known as 83) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 759 |
| 81-85 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 760 |
| 87 Stanley Street (known as 85) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 761 |
| 91 Stanley Street (known as 89) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 762 |
| 97 Stanley Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 763 |
| 99 Stanley Street NORTH ADELAIDE | Semi-detached house; Early Victorian gable ended attached cottage | a d | 17550 |
| 105-107 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 764 |
| 115 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 765 |
| 124-128 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 766 |
| 130-132 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 767 |
| 134-136 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 768 |
| 138-140 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 769 |
| 142-144 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 770 |
| 143-145 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 771 |
| 146-148 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 772 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 149-151 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 773 |
| 173-175 Stanley Street NORTH ADELAIDE | Church; Frontage and side wall returns visible from the street | a c d | 685 |
| 182-184 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 686 |
| 187-195 Stanley Street (known as 195 Stanley Street) NORTH ADELAIDE | House; Two-storey Inter-War Mediterranean style residence. Excludes rear of building. | a d | 21005 |
| 192-196 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 687 |
| 197-199 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 688 |
| 198-204 Stanley Street (known as 198 Stanley Street) NORTH ADELAIDE | House; Two storey Inter-war Georgian revival style residence. Excludes later additions and rear of building. | a d | 21004 |
| 201-203 & 205-209 Stanley Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 689 |
| 223-227 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 691 |
| 245-249 Stanley Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 693 |
| 251 Stanley Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 694 |
| 253-257 Stanley Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | a d | 695 |
| 258-260 Stanley Street NORTH ADELAIDE | House and walls; 1913 Edwardian Arts and Crafts style two storey residence and masonry boundary walls to Stanley Street and Lefevre Terrace | a d | 17534 |
| 259-261 Stanley Street NORTH ADELAIDE | Semi-detached house & fences; Victorian symmetrically fronted residences and masonry and iron fences | a d | 17533 |
| 19 Strangways Place (known as 5) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 391 |
| 31-33 Strangways Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 519 |
| 36-38 Strangways Terrace (known as 37) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 520 |
| 39-40 Strangways Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 521 |
| 45 Strangways Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 522 |
| 66-75 Strangways Terrace (known as 68) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d e | 523 |
| 88-100 Strangways Terrace NORTH ADELAIDE | Calvary Hospital; 1940 Maternity Ward | a b c d | 17422 |
| 109-110 Strangways Terrace NORTH ADELAIDE | House & wall; Two storey rendered masonry Inter-War Mediterranean residence and brick and stone front and side boundary walls included | a d | 17423 |
| 111-115 Strangways Terrace (known as 114) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d e | 1579 |
| 131-133 Strangways Terrace (known as 132) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 392 |
| 137-140 Strangways Terrace NORTH ADELAIDE | House; Two-storey Edwardian / Federation period bluestone and brick residence. Excludes northern / rear wall. | a d | 20980 |
| 141-142 Strangways Terrace NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 393 |
| 153 Strangways Terrace NORTH ADELAIDE | House; Victorian asymmetrically fronted residence. Excludes later front additions | a d | 17424 |
| 155-156 Strangways Terrace NORTH ADELAIDE | House; Victorian symmetrically fronted residence | a d | 17425 |
| 7 & 9 Sussex Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 774 |
| 8 & 10 Sussex Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 775 |
| 11-13 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 776 |
| 12-14 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 1590 |
| 15 & 17 Sussex Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 777 |
| 22 & 24 Sussex Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 778 |
| 26-30 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 779 |
| 27 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 780 |
| 46-48 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 781 |
| 53 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 782 |
| 59-61 Sussex Street NORTH ADELAIDE | Semi-detached houses; Edwardian residences | a d | 17551 |
| 66 & 68 Sussex Street NORTH ADELAIDE | Semi-detached houses; 1850 attached cottages, including interiors | a d e | 801 |
| 79, 81, 83, 83a, 85, 85a & 87 Sussex Street (known as 79, 81, 81a, 83, 83a & 85) NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | | 783 |
| 99 & 101-103 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 784 |
| 110-112 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 785 |
| 113 Sussex Street NORTH ADELAIDE | Semi-detached house; Frontage and side wall returns visible from the street | | 786 |
| 114 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 787 |
| 115 Sussex Street NORTH ADELAIDE | Semi-detached house ; Early Victorian residence | a d e | 17552 |
| 117 & 117A Sussex Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 788 |
| 118 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 789 |
| 119-121 Sussex Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 790 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 120 Sussex Street NORTH ADELAIDE | House ; Former pair of early Victorian residences, including interior | a d | 802 |
| 122 Sussex Street NORTH ADELAIDE | House & fence; Early Victorian residence, including interior and timber picket fence | a d e | 803 |
| 125 Sussex Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 791 |
| 126-132 Sussex Street (known as 128) NORTH ADELAIDE | House & well; Early Victorian two storey residence, including interior and well | a d e | 804 |
| 127 Sussex Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 792 |
| 1 Taskers Lane NORTH ADELAIDE | Semi-detached house; Early Victorian pair of cottages | a d | 17479 |
| 71 Tower Street North NORTH ADELAIDE | House ; Victorian symmetrically fronted residence | a d | 17480 |
| 81 & 83 Tower Street North NORTH ADELAIDE | Semi-detached houses; Pair of Edwardian transitional masonry residences | a d | 17481 |
| 14, 16, 18a & 20 Travers Place NORTH ADELAIDE | Row houses; Frontage and side wall returns visible from the street | a d | 469 |
| 21 Travers Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 470 |
| 2 Tynte Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 471 |
| 6 Tynte Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 472 |
| 8 Tynte Place NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 473 |
| 10 & 12 Tynte Place NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 474 |
| 14 Tynte Place NORTH ADELAIDE | Victorian single-fronted cottage; Frontage and side wall returns visible from the street | a d | 476 |
| 16 Tynte Place NORTH ADELAIDE | Victorian single-fronted cottage; Frontage and side wall returns visible from the street | a d | 477 |
| 18-20 Tynte Street (known as 22) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 611 |
| 22-24 Tynte Street (known as 24) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 612 |
| 26 & 28 Tynte Street NORTH ADELAIDE | Semi-detached houses; Frontage and side wall returns visible from the street | a d | 613 |
| 33-39 Tynte Street (known as 35) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 614 |
| 34-36 Tynte Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 615 |
| 38-40 Tynte Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 616 |
| 61 Tynte Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 617 |
| 62-80 Tynte Street (known as 57-75 Gover Street) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 579 |
| 63-65 Tynte Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 618 |
| 67 & 69 Tynte Street NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 619 |
| 73 Tynte Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 620 |
| 75-77 Tynte Street NORTH ADELAIDE | House; Victorian bay fronted residence | a d | 17512 |
| 79 Tynte Street NORTH ADELAIDE | House | | 21948 |
| 93-97 Tynte Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d e f | 622 |
| 104 Tynte Street NORTH ADELAIDE | House; Victorian single fronted cottage. | a d | 20995 |
| 139 Tynte Street NORTH ADELAIDE | Shop; Frontage and side wall returns visible from the street | a c d | 507 |
| 143-145 & 147 Tynte Street NORTH ADELAIDE | Semi-detached houses; Pair of Edwardian transitional masonry former residences | a d | 17491 |
| 165-169 Tynte Street NORTH ADELAIDE | Hotel; 1881 hotel building, including interior | a b c d e f | 512 |
| 178 Tynte Street NORTH ADELAIDE | Office; 1900 single storey building | a b c d e | 17492 |
| 188-190 Tynte Street NORTH ADELAIDE | Semi-detached shops; Frontage and side wall returns visible from the street | a c d | 508 |
| 198-200 Tynte Street NORTH ADELAIDE | House ; Victorian asymmetrically fronted residence | a d | 17493 |
| Victor Richardson Road , off King William Road, Adelaide Oval NORTH ADELAIDE | Victor Richardson Gates | | 1610 |
| 30 Walter Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 524 |
| 48-50 Walter Street NORTH ADELAIDE | House; Edwardian transitional masonry residence | a d | 17494 |
| 59 Walter Street (known as 53) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 509 |
| 61-63 Walter Street (known as 57) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 510 |
| 65-67 Walter Street (known as 61) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 511 |
| 22 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 624 |
| 24 Ward Street NORTH ADELAIDE | Attached House | a | 27074 |
| 26 Ward Street NORTH ADELAIDE | House | a | 27075 |
| 28 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 627 |
| 34-36 Ward Street NORTH ADELAIDE | House, fence & walls; Frontage and side wall returns visible from the street | a d | 628 |
| 38 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 629 |
| 40 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 630 |
| 42-44, 46 & 48 Ward Street NORTH ADELAIDE | Row houses; Edwardian row cottages. Excludes front wall/fence addition | a d | 17513 |
| 58-60 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 631 |
| 62-64 Ward Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 632 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 66 Ward Street NORTH ADELAIDE | House & fence; Edwardian transitional masonry residence and masonry and iron fence | a d | 17514 |
| 68-70 Ward Street NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 633 |
| 94-96 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 634 |
| 104 Ward Street NORTH ADELAIDE | Semi-detached office; Part of early Victorian two storey former residence | a d | 17444 |
| 106 & 108 Ward Street NORTH ADELAIDE | Semi-detached offices; Pair of early Victorian two storey former residences | a d | 17445 |
| 171-175 Ward Street (known as 177) (Rear of 63-65 Palmer Place) NORTH ADELAIDE | Former Stables & wall; Frontage and side wall returns visible from the street | a b d | 17497 |
| 179-181 Ward Street (known as 175) (Rear of 60-62 Palmer Place) NORTH ADELAIDE | Offices; Frontage and side wall returns visible from the street | a b d | 1586 |
| 182-184 Ward Street NORTH ADELAIDE | House ; Edwardian Arts and Crafts style former residence | a d | 17498 |
| 231-239 Ward Street (known as 235) NORTH ADELAIDE | House and walls; Two storey Edwardian/Inter-War residence, including interior and boundary walls | a d | 534 |
| 265-267 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 525 |
| 269-271 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 526 |
| 273-275 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 527 |
| 277-279 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 528 |
| 282-290 Ward Street (known as 286) NORTH ADELAIDE | House, fence and wall; Two storey Victorian symmetrically fronted residence, including interior and masonry and iron fence and western boundary masonry wall | a d | 535 |
| 292-300 Ward Street (known as 296) NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 394 |
| 305-309 Ward Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 529 |
| 1-5 Wellington Square NORTH ADELAIDE | House, fence & wall; Victorian symmetrically fronted residence and masonry and iron front fence and side boundary masonry wall | a d | 17483 |
| 41-45 Wellington Square NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 489 |
| 42 & 44 Wellington Square NORTH ADELAIDE | Semi-detached houses ; Frontage and side wall returns visible from the street | a d | 490 |
| 46 Wellington Square NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 491 |
| 50 Wellington Square NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 492 |
| 55 & 57-59 Wellington Square NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 493 |
| 56-60 Wellington Square NORTH ADELAIDE | House; Two storey Victorian asymmetrically fronted residence | a d | 494 |
| 61-71 Wellington Square NORTH ADELAIDE | House; Inter-War/Post-War Old English revival style residence | a d | 495 |
| 62-80 Wellington Square NORTH ADELAIDE | Three row cottages (including former Primitive Methodist Manse); Original external fabric on front and sides. | a e | 27698 |
| 82-84 Wellington Square NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 496 |
| 86-88 Wellington Square NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 497 |
| 90-92 Wellington Square NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 498 |
| 94-96 Wellington Square NORTH ADELAIDE | House ; Frontage and side wall returns visible from the street | a d | 499 |
| 98-100 Wellington Square NORTH ADELAIDE | House & fence; Victorian bay fronted residence and the masonry and iron front fence | a d | 17484 |
| 12-14 West Pallant Street NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 793 |
| 16-20 West Pallant Street (known as 18) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d | 794 |
| 29-33 West Pallant Street (known as 31) NORTH ADELAIDE | House; Frontage and side wall returns visible from the street | a d e | 795 |

## Adelaide Hills

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 33 Arbury Park Road ALDGATE | House, 'Hughbrae', 'Raybrodie' | a | 15033 |
| 2 Arkaba Road ALDGATE | Church of the Ascension | a c f | 15176 |
| 17 Arkaba Road ALDGATE | Convent of the Sisters of St Joseph | a | 15034 |
| 18-24 Churinga Road ALDGATE | Aldgate Oval and Hall | a b c | 15177 |
| 49 Cricklewood Road ALDGATE | House and Outbuildings, 'Yantaringa' | e | 15035 |
| Euston Road (Kemp Road) ALDGATE | Railway Bridge | a | 15037 |
| 1 Euston Road ALDGATE | The Hut', former Railway Station and Goods Shed | a c d f | 15178 |
| 1-3 Fenchurch Road ALDGATE | House and Garden, 'Stangate House' | d f | 15180 |
| 14 Fenchurch Road ALDGATE | House, 'Coololi(e)' | a | 15036 |
| 26 Fenchurch Road ALDGATE | Child Care Centre | a c | 15181 |
| 2 Kemp Road ALDGATE | War Memorial | a e | 15038 |
| 24 Kingsland Road ALDGATE | House, 'Montana' | a | 15039 |
| 100 Milan Terrace ALDGATE | House, Garage, Lodge, Shed, Laundry, 'Prestonfield' | a | 15040 |
| Mount Barker Road Kemp Road ALDGATE | Former Railway Workers' Houses | a | 15179 |
| Mount Barker Road ALDGATE | Water Pump | f | 15185 |
| Mount Barker Road ALDGATE | Railway Bridge | a f | 15183 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 196 Mount Barker Road ALDGATE | House, 'Burnham Brae' | a d | 15041 |
| 202-204 Mount Barker Road (Theodore Lane) ALDGATE | Shop, Boot Repairer | a e | 15044 |
| 205 Mount Barker Road ALDGATE | House, Former Railway Cottage | a | 15042 |
| 207 Mount Barker Road ALDGATE | House, Former Permanent Way Inspector's Residence | a | 15182 |
| 209 Mount Barker Road ALDGATE | Percy Theodore Gardens | b e | 15043 |
| 210 Mount Barker Road ALDGATE | Shop, Solver Paints | a e | 15184 |
| 220 Mount Barker Road ALDGATE | Shops, Lees Fruit Shop | a c | 17631 |
| 345 Mount Barker Road ALDGATE | House, Garage, Wall | a | 15045 |
| 135 Old Mount Barker Road ALDGATE | Our Lady of the Rosary Catholic Church | c d | 15046 |
| 153 Old Mount Barker Road ALDGATE | House, 'Frazer Park', Garden | a d | 15047 |
| 195 Old Mount Barker Road ALDGATE | House, 'Roseville' | e | 15048 |
| 4 Shanks Road ALDGATE | Former Aldgate Valley Church of Christ | a c | 15050 |
| 34 Snows Road ALDGATE | House, 'Gwynne House' | a d | 15051 |
| 52-56 Strathalbyn Road ALDGATE | Former Aldgate School and House | c | 15052 |
| 130 Strathalbyn Road ALDGATE | Stirling District Cemetery | c | 15186 |
| 253 Lobethal Road (Cnr Monomeith Road) ASHTON | Shop | a f | 15053 |
| 147 Tregarthen Road ASHTON | House 'Tregarthen' | a e | 15233 |
| 3 Bridge Street BALHANNAH | Balhannah Uniting Church & schoolroom; Stone church (1931) with lancet windows, label and buttresses, and two-bay stone and brick supper room with porch. | a c e f | 27702 |
| 2 Junction Road BALHANNAH | St Thomas' Anglican Church & Cemetery; Stone church with red-brick dressings, cgi roofs, dentil coursing and half-round arches, stone plinth, and stone & brick buttresses; also cemetery including surviving 19th-century head-stones and railings. | a c d f | 27703 |
| 91 Onkaparinga Valley Road BALHANNAH | Soldiers' Memorial Institute; Stone hall with decorated symmetrical facade including inscription and gable over entrance, paired windows and a half-gabled cgi roof. | a c e | 27705 |
| Cnr Lobethal, Crammond and Burdetts Road BASKET RANGE | War Memorial and fence | a e f | 15187 |
| 2 Shannon Street BIRDWOOD | St Matthew's Catholic Church, cemetery & railings; Stone gable-roofed church building with attached porch (north), vestry (east) and hall (south), as well as the cemetery to south of church, including surviving late-19th-century and early-20th-century graves, monuments, railings & fencing. | a c d f | 27707 |
| 11 Shannon Street BIRDWOOD | Weighbridge; Cast-iron weighbridge including two plates, frame and inscription. | a c d | 27708 |
| 11 Shannon Street BIRDWOOD | Former Stables, Birdwood Mill; Stone stable building including curved and raked roofs, large verandah with tree-trunk posts, internal timber partitions & flagstone and woodblock floors. | a b d | 27710 |
| 11 Shannon Street BIRDWOOD | Shop & residence (former Pflaum store and residence); Group of two attached stone buildings including a symmetrical residence (east end), and a symmetrical shop (c1860). Exclusions: a two storey shop/storage shed to west side. | a d e | 27709 |
| 15 Shannon Street BIRDWOOD | Former wattle bark mill & posts, Birdwood Mill; Two level stone building with stone dressings, timber lintels and a cgi skillion roof. | a b d e | 27711 |
| 35 Shannon Street BIRDWOOD | Former primary school; Stone school building and attached residence. Excluding sheds to east (side) and North (rear). | a | 27712 |
| 42 Shannon Street BIRDWOOD | Birdwood Institute; Late 19th and early-20th-century stone building complex including parapets, classical detailing and timber-framed openings. | a c d e f | 27713 |
| 42A Shannon Street BIRDWOOD | Birdwood Soldiers' Memorial Arch; Marble and granite memorial arch including inscriptions. | c | 27714 |
| 46 Shannon Street BIRDWOOD | Former Pflaum House & garden (Birdwood Area School); Bluestone house with corrugated-iron mansard roof, return verandah with feature iron-lace and mature trees and surviving remnants of late-19th-century garden. | a c d e f g | 27715 |
| Near 1609 Torrens Valley Road [316,945E 6,147,106N] BIRDWOOD | Stony Creek Bridge; Stone bridge including tunnel, stone detailing, coping, pilasters and courses | a c d | 27716 |
| 2017 Warren Road BIRDWOOD | Lutheran church, manse, palm tree & shed; Stone church with scissor-frame roof timbers, stone school building with classical detailing, timber belltower with cast-iron bell, stone shed with gable roof, and mature oak tree. | a b c d e f g | 27706 |
| 706 Longwood Road BRADBURY | Longwood Institute | c e | 17637 |
| 4 Barracks Lane BRIDGEWATER | Cottage | a e | 15055 |
| 1 Carey Gully Road BRIDGEWATER | Bridgewater Institute | a c | 15188 |
| 5 Carey Gully Road BRIDGEWATER | CFS Ladies Auxiliary Shop | a c | 15189 |
| Cnr Mount Barker and Carey Gully Road BRIDGEWATER | Bridgewater Drinking Fountain | a e | 15162 |
| Cnr Mount Barker and Carey Gully Road BRIDGEWATER | Grotto | a e | 15058 |
| Fielding Road BRIDGEWATER | World War II Memorial | a e | 15190 |
| 1 Mill Road BRIDGEWATER | House, 'Mill Cottage' | a c d e | 15056 |
| 46 Morella Grove BRIDGEWATER | Bridgewater School House, School Room, Residence | a c | 15191 |
| 360 Mount Barker Road BRIDGEWATER | House, 'Church House' | c | 15057 |
| 387 Mount Barker Road BRIDGEWATER | Bridgewater Inn/Hotel | a c e | 15161 |
| 10 Rosewarne Crescent BRIDGEWATER | House, 'St Githas' | d e | 15060 |
| 6 Shannon Road BRIDGEWATER | House, 'Alderwood' | e | 15061 |
| 41 Deviation Road CAREY GULLY | Dwelling; former 'Little's' Shop and dwelling | a c | 17632 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1269 Greenhill Road CAREY GULLY | War Memorial | a e f | 15193 |
| 36 Corkscrew Road CASTAMBUL | Water wheel and supporting wall | a b d f | 17633 |
| 2 Torrens Valley Road [303,485E 6,144,517N] CHAIN OF PONDS | Gumeracha Bridge; 1857 cut-stone abutments with 1887 four-truss cast-iron and re-enforced steel bridge (excluding modern railings and road). | a c d e | 27717 |
| 36-40 Newman Road CHARLESTON | Charleston Uniting Church & cemetery; Three-bay stone church with a cgi gable roof and cambered arches over openings. Also 19th- and early-20th-century graves in cemetery. | a c e | 27718 |
| 49 Cherryville Road CHERRYVILLE | Community Centre, former school | a c f | 15194 |
| 9 Blackburn Drive CRAFERS | House, 'St Barberie' | a | 15062 |
| 16 Blackburn Drive CRAFERS | House, 'Fairwood' | a | 15063 |
| 24-26 Blackburn Drive CRAFERS | House, Stables, Outhouse, Gates, 'Shurdington' | a d | 17634 |
| Cnr Old Mount Barker and Piccadilly Roads CRAFERS | World War I Monument | e f | 15072 |
| 3 Cox Creek Road CRAFERS | House | a | 15064 |
| 36-38 Cox Creek Road CRAFERS | House, 'Paxlease' | c | 15065 |
| Epiphany Place CRAFERS | Attached Houses | f | 15066 |
| 9 Fairview Road CRAFERS | House, 'Draper's Hall' | a | 15067 |
| 4 Glenside Road CRAFERS | House, 'Derrymor' | a d | 15195 |
| 7 Glenside Road CRAFERS | House, 'Egryn' | a d | 15068 |
| 18 Glenside Road CRAFERS | House, 'Ben Nevis' | a | 15069 |
| 8 Main Street CRAFERS | Crafers Inn | a c | 15196 |
| 10 Main Street CRAFERS | Shop | a c | 15197 |
| 7 Mawson Drive CRAFERS | House, 'Mount Lofty Lodge' | a | 15198 |
| 9 Mawson Drive CRAFERS | House, 'Casa Paquita', Former 'Green Gables' | d | 15070 |
| 6 Mount Street CRAFERS | Rector's House | a | 15071 |
| 72 Mount Lofty Summit Road CRAFERS | Mount Lofty House Country Estate', House, Stables, Outbuildings | a f | 15201 |
| 74 Mount Lofty Summit Road CRAFERS | House, 'Mt Lofty House' | a d | 15200 |
| 89 Mount Lofty Summit Road CRAFERS | House, 'The Glen' | a | 15080 |
| 103A Mount Lofty Summit Road CRAFERS | House, 'Arthur's Seat' (Ruin) | a | 15081 |
| 110 Mount Lofty Summit Road CRAFERS | House, Gatehouse, Coachhouse, 'Eurilla' | a | 15202 |
| 120 Mount Lofty Summit Road CRAFERS | House, Stables, Gates, Gatehouse, 'Carminow' | a e f | 15082 |
| 127 Mount Lofty Summit Road CRAFERS | Gatehouse, 'St Michael's' (Ruin) | a e | 17635 |
| 32 Old Mount Barker Road CRAFERS | House and Stables,'Narrinyeri' | a d | 15073 |
| 42 Old Mount Barker Road CRAFERS | House and Outbuildings, 'Pomona' | a | 15074 |
| 2/ 8 Piccadilly Road (rear) CRAFERS | House, Formerly 'Fewster's Cottage' | a | 15075 |
| 25 Piccadilly Road CRAFERS | House, 'Crataegus', 'Crataecus' | d | 15076 |
| 32 Piccadilly Road CRAFERS | House, 'Warrah' | e | 15077 |
| 36 Piccadilly Road CRAFERS | House, 'The Laurels' | e | 15078 |
| 55 Piccadilly Road CRAFERS | Crafers Primary School | c | 15199 |
| 165 Piccadilly Road CRAFERS | House | a c | 15079 |
| 30 The Crescent CRAFERS | Cottage, 'Burnbrae' | a d | 15083 |
| 32 The Crescent CRAFERS | House, 'Burnbrae' | a | 15084 |
| 8 Wonnaminta Drive CRAFERS | House - front facade and roof | a | 15085 |
| 23 Hill Street CRAFERS WEST | House | d | 15204 |
| 51 Sheoak Road CRAFERS WEST | House, 'Fullgrabe' | a e | 15086 |
| 21 Waverley Ridge Road CRAFERS WEST | House, 'Gurrawarra' | a | 15087 |
| 27 Waverley Ridge Road CRAFERS WEST | House, 'Evesham' | a | 15088 |
| 32 Waverley Ridge Road CRAFERS WEST | House, 'Seaview' | a | 15089 |
| 46 Waverley Ridge Road CRAFERS WEST | House, 'The Chestnuts' | a | 15090 |
| 48 Waverley Ridge Road CRAFERS WEST | House, 'Five Oaks' | a | 15091 |
| 50 Waverley Ridge Road CRAFERS WEST | House, 'Kil Lel' | a | 15092 |
| 56 Waverley Ridge Road CRAFERS WEST | House and Outbuilding, 'Kinclaven' | a | 15093 |
| 62 Waverley Ridge Road CRAFERS WEST | House, 'Kinclaven' | a d | 15094 |
| 25 Wyly Lane CRAFERS WEST | Main house: north wall and west wall of stone construction; Cottage: front two room section only - stone wall, central entrance door and front windows; Stone barn. Excluding lean-to's | a d | 15095 |
| Gorge Road 300,420.5E, 6,142,518.4N CUDLEE CREEK | Hoad's Bridge; Early-20th-century concrete bridge with steel reinforcement | a c d f | 27719 |
| 31 Gould Place CUDLEE CREEK | Cudlee Creek Uniting Church; Stone church building with timber-framed openings and corrugated-iron roof. | a c e f | 27720 |
| Greenhill Road GREENHILL | Dwelling; former wine shanty/hotel | a f | 17636 |
| 14 Albert Street GUMERACHA | Gumeracha Police Station, Court House and two storey stone stables to rear | a c d | 27721 |
| 45 Albert Street GUMERACHA | Gumeracha Town Hall; Two-storey 1909 stone building with decorative facade and early-20th-century hall addition to rear (north-west). | a c d e f | 27722 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Beavis Court GUMERACHA | Randell's Workers' Cottages; Pair of attached stone cottages with stone dressings, stone chimneys, timber-framed openings and remains of a timber shingle roof. | a b d e | 27723 |
| 5 Wellington Street GUMERACHA | Gumeracha Uniting Church; Stone church (1860) with lancet windows and attached 1897 vestry and 1910 porch | a d | 27724 |
| 201 Longwood Road HEATHFIELD | Heathfield Primary School, Former Aldgate School | c | 15205 |
| 4 Blackhill Road HOUGHTON | Houghton War Memorial; Stone memorial including statue, steps, and plinth with inscriptions. | a f | 27725 |
| North East Road [296,442E 6,144,235N] INGLEWOOD | Inglewood Bridge; Single-arch stone bridge with stone tunnel, abutments, pilasters and parapet. | a d | 27726 |
| 352 Pole Road IRONBANK | Ironbank Uniting Church | c | 15206 |
| Kent Road KERSBROOK | Kersbrook Primary School and former residence; Stone school building and stone residence with red-brick dressings. | a c | 27727 |
| 15 Scott Street KERSBROOK | Kersbrook Hall; Large stone building with brick detailing and stone lean-to extension only but excluding the toilet block, verandah, rooms and kitchen additions on the western and southern end of the stone building | a c f | 27728 |
| 1524 South Para Road KERSBROOK | Kersbrook Uniting Church & cemetery; Stone church, 19th-century stone gravestones and iron railings in cemetery, stone wall of former stable, surviving mature trees in cemetery excepting those which are damaging or compromising significant gravestones. | a c d e f g | 27729 |
| Watts Gully Road (in Warren Conservation Park) KERSBROOK | Watts Gully mine shaft; Four-legged timber structure (windlass-support) above vertical underground shaft. | a e | 27730 |
| 92 Main Street LOBETHAL | Prince of Peace Anglican Church; Stone church with cgi gable roof, parapeted gable, date-stone, multi-paned semi-circular-topped windows and internal barrel-vaulted ceiling. Excluding later additions. | a | 27731 |
| 1 School Road LOBETHAL | Lobethal Primary School & residence; (1857, 1930)- Red-brick school and schoolmaster's residence with hipped cgi roofs, timber sash windows, timber dentils to eaves, chimneys, verandah and cast-iron lacework | a c f | 27732 |
| 511 Longwood Road LONGWOOD | House, Former Post Office and Store | a c e | 15207 |
| 32 Sutherland Road MARBLE HILL | Dwelling | a d | 15054 |
| North East Road [298,210E 6,144,740N] MILLBROOK | Breakneck cutting; Cutting comprising embankments of Breakneck Hill through which roadway has been cut. | a c | 27733 |
| 15 Church Road MONTACUTE | St. Pauls Anglican Church | a c d f | 15096 |
| 63 Institute Road MONTACUTE | Hall, former Montacute Institute | a c | 15208 |
| 780 Montacute Road MONTACUTE | Dwelling, 'The Poplars' and sheds | a b d | 17638 |
| 986 Montacute Road MONTACUTE | Dwelling, former Methodist church and cemetery | a c | 15209 |
| 20A Radbone Road MOUNT GEORGE | Cottage | a | 15192 |
| 599 Burfords Hill Road MOUNT TORRENS | Railway bridge; Concrete railway bridge including embankments and arch with balustrade. | a c d e f | 27734 |
| 280 Springhead Road MOUNT TORRENS | Springhead Trinity Lutheran Church & school; Large stone church building with cgi gable roof, coping, lancet windows and gabled porch, and stone school building. | a b c e f | 27735 |
| 136 Boyle Swamp Road MYLOR | Tobacco Kiln | a | 17639 |
| 16 First Street MYLOR | Mylor Uniting Church | c | 15211 |
| 118 Silver Lake Road MYLOR | Silver Lake | a c f | 17640 |
| Strathalbyn Road MYLOR | Bridge, 'Hack Bridge' | a c e f | 17643 |
| Strathalbyn Road MYLOR | War Memorial | a e f | 17641 |
| 220 Strathalbyn Road MYLOR | Mylor Primary School | c e | 15212 |
| 232 Strathalbyn Road MYLOR | House, 'Blythe' | a c | 15213 |
| 240 Strathalbyn Road MYLOR | House, Shop and Bakehouse | a c e f | 15097 |
| 242 Strathalbyn Road MYLOR | Mylor Senior Citizens' Centre, Former Mylor Institute | c f | 15214 |
| 250 Strathalbyn Road MYLOR | Mylor Delicatessen | a c | 15215 |
| 256 Strathalbyn Road MYLOR | Coopers Grain Store, Former Grain Store and Blacksmith | a c e f | 15216 |
| 258-260 Strathalbyn Road MYLOR | Former Residence, Post Office and General Store | a c e f | 15217 |
| 665 Strathalbyn Road MYLOR | House, Cottage and Garden, 'Rockford Estate' | a e f | 17642 |
| 667 Strathalbyn Road MYLOR | House, 'Rockford Lodge'; Former Gatehouse, 'Rockford Estate' | a e f | 15218 |
| Colonial Drive NORTON SUMMIT | Trees, Stand of Candlebark Gums | a d | 17644 |
| 4 Crescent Drive NORTON SUMMIT | Post Office and Museum, former Council Chambers | a f | 15219 |
| Old Norton Summit Road NORTON SUMMIT | Scenic Hotel | a c f | 15220 |
| The Intersection NORTON SUMMIT | War Memorial and Gardens (to east) | a e f | 15098 |
| Clisby Road [304,742E 6,128,341N] OAKBANK | Swing bridge (suspension footbridge); Original fabric and design of bridge, including timbers. | a b c | 27736 |
| 154 Onkaparinga Valley Road OAKBANK | Oakbank Area School; Single-storey 1938 brick building with hipped roof and projecting front gable. | a d | 27737 |
| 210 Onkaparinga Valley Road OAKBANK | Oakbank Soldiers' Memorial Hall; Stone and brick building with half-gable cgi roof, timber sash windows, chimneys and Art Deco portico with inscription. | a c e f | 27738 |
| 214 Onkaparinga Valley Road OAKBANK | Kindergarten, former school; Stone and brick building (excluding render) with various cgi roofs, plinth and coursing, rectangular and pointed-arch timber-framed windows, and internal octagonal vaulted ceiling. | a c d | 27739 |
| 383 Paracombe Road PARACOMBE | Paracombe Community Hall & Soldiers' Memorial Arch; Rendered masonry hall with foundation stone, and stone and metal arched gateway. | a c d f | 27740 |
| 171 Piccadilly Road PICCADILLY | Former Crafers Institute and District Council Offices | a f | 17645 |
| 7 Ross Road PICCADILLY | Dwelling (ruin) | a e | 15099 |
| 26 Cemetery Road SCOTT CREEK | Cemetery, 'Cottonville' | c e | 15100 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 63B Morgan Road SCOTT CREEK | Cottage, 'Poplar Banks' | d e | 17646 |
| Scott Creek Road SCOTT CREEK | Hill Family Private Cemetery | e | 17647 |
| 519 Scott Creek Road SCOTT CREEK | Scott Creek Primary School and Residence | a c | 15221 |
| 7 Avenue Road STIRLING | Stirling Institute | a c | 15222 |
| 41 Avenue Road STIRLING | Liquor Store, Former Post Office | a c | 15101 |
| 1 Ayers Hill Road STIRLING | House, 'Thorpe' | a e | 15102 |
| 1A Ayers Hill Road STIRLING | House, former 'Thorpe' Coachhouse | a e | 15103 |
| 13 Ayers Hill Road STIRLING | House, 'The Lodge' | a b e | 15104 |
| 17 Ayers Hill Road STIRLING | House, 'Hillend' | a e | 15105 |
| 21 Ayers Hill Road STIRLING | House, 'Akaron' | a e | 15106 |
| 22 Ayers Hill Road STIRLING | School House, 'St Catherine's' | c e | 15107 |
| 25 Ayers Hill Road STIRLING | House, 'Karrawatoo' | a e | 15108 |
| 26 Ayers Hill Road STIRLING | House, 'Bythorne' | a c e | 15109 |
| 30 Ayers Hill Road STIRLING | House, Gatehouse, 'Bythorne' | a e | 15110 |
| 54 Ayers Hill Road STIRLING | House, 'Oak Lodge' | a | 15111 |
| 30 Birch Road STIRLING | House, 'Pine Hill' | a d e | 15112 |
| 51 Birch Road STIRLING | House, 'Birch Lodge', Former Queen Victoria Home for Convalescent Children | a e | 15113 |
| 7 Druid Avenue STIRLING | House; Former Hospital | a c | 15114 |
| Lot 2 Druid Avenue STIRLING | Cottage, 'Brown's Cottage' | a d e | 15115 |
| 59 Gould Road STIRLING | House, 'Duncraig' | a e | 15116 |
| 8 Laurel Road STIRLING | House, Gardener's Cottage, 'St Vigean's' | a e | 15117 |
| 23 Longwood Road STIRLING | House, 'Clairmont' | a | 15118 |
| 16 Madeline Road STIRLING | House | d e | 15119 |
| 10 Milan Terrace STIRLING | House, 'Maroonika' | a e | 15120 |
| 40 Milan Terrace STIRLING | House, 'The Shay', 'Marylands' | d e | 15121 |
| 2 Mount Barker Road STIRLING | Rotunda, Stirling Memorial Bandstand | c e | 15223 |
| 6 Mount Barker Road STIRLING | Shops | a c | 15224 |
| 10/ 11 Mount Barker Road STIRLING | Shops, 'Oak Plaza House', 'Wirrilda' | a | 15122 |
| 48-50 Mount Barker Road STIRLING | Offices | a c | 15225 |
| 56 Mount Barker Road STIRLING | James Melrose Memorial Fountain, Stirling Oval | e | 15226 |
| 129 Mount Barker Road STIRLING | House and Shop | a c e | 15123 |
| 143 Mount Barker Road STIRLING | Former Milford's General Store | a c e | 15124 |
| 147 Mount Barker Road STIRLING | Former Uniting Church, Ashton Memorial Church | a c d e | 15125 |
| Old Carey Gully Road STIRLING | Cottage, Mount Lofty Golf Club, Former Scent Factory, 'Le Chateau', 'Le Chateau a la Pong' | a | 15127 |
| 33 Old Carey Gully Road STIRLING | House, Lodge 'Glenalta' | a e | 15126 |
| 55 Old Carey Gully Road STIRLING | House and Stables, 'Glenalta' | a e | 15227 |
| 100 Old Mount Barker Road STIRLING | Former Stirling East School | c | 15128 |
| 1 Orley Avenue STIRLING | Mount Lofty Uniting Church, Former Mount Lofty Congregational Church, Chapel | a c e | 15228 |
| 4 Orley Avenue STIRLING | House, 'Oak Hill' | a e | 15129 |
| 5 Orley Avenue STIRLING | Manse | a | 15130 |
| 8 Orley Avenue STIRLING | House and Stables | a c e | 15131 |
| 15 Orley Avenue STIRLING | House, 'Taminga' | a e | 15132 |
| 19 Pine Street STIRLING | House, outbuildings and garden, 'Forest Lodge' | a d e | 15049 |
| 7 Pomona Road STIRLING | House and Stables | a e | 15133 |
| 52 Pomona Road STIRLING | House, 'The Coach House' | a e | 15134 |
| 19 Spencer Street STIRLING | House | a d | 15135 |
| 35 Spencer Street STIRLING | House and Stables, 'Nioka', 'Holiday House' | a c e | 15229 |
| 10-12 Stonehenge Avenue STIRLING | House | a d | 15136 |
| 2 Sturt Valley Road STIRLING | Mount Lofty Railway Station | a c e f | 15230 |
| 11 Sturt Valley Road STIRLING | House, 'Liberton' | a | 15137 |
| 18 Sturt Valley Road STIRLING | House, 'The Rest' | a e | 15138 |
| 26 Sturt Valley Road STIRLING | House, Fence, Outbuilding, 'Wensleydale', 'Balcarres' | a d e | 15139 |
| 32 Sturt Valley Road STIRLING | Garden, 'Panmure' | a d | 15140 |
| 10 Wright Road STIRLING | Outbuilding | d | 15203 |
| Collins Road (cnr Cornish Road) SUMMERTOWN | Collins Bridge Abutments | a f | 15232 |
| 1028 Greenhill Road SUMMERTOWN | Cottage | a d e | 15145 |
| 1054-1056 Greenhill Road SUMMERTOWN | Uniting Church | a c f | 15231 |
| 1075 Greenhill Road SUMMERTOWN | Dwelling, former shop and dwelling | a c d | 15144 |
| 1084 Greenhill Road SUMMERTOWN | Dwelling, former Mt Lofty Hotel | a d f | 15142 |
| 1102 Greenhill Road SUMMERTOWN | Hall, Former Institute | a c f | 15143 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1126 Greenhill Road SUMMERTOWN | Stone Police Station and residence | a b c | 15141 |
| 2 Manoah Drive UPPER STURT | House, Former Lodge, 'Manoah' | a d e | 15147 |
| 9 Manoah Drive UPPER STURT | House, Stable, Former Coachhouse, 'Manoah' | a d e | 17648 |
| 2 Station Road UPPER STURT | Cottage | a | 15146 |
| 261 Sturt Valley Road UPPER STURT | Uniting Church, Cemetery | a c | 17649 |
| Upper Sturt Road UPPER STURT | Upper Sturt Railway Tunnel | a d e | 15234 |
| 133 Upper Sturt Road UPPER STURT | House, Former Housekeeper's Cottage, 'Manoah', 'Mon Repos' | a e | 15148 |
| 171-173 Upper Sturt Road UPPER STURT | Upper Sturt Soldiers' Memorial Hall | c e | 15235 |
| 175 Upper Sturt Road UPPER STURT | House, Former Upper Sturt School | a c | 15149 |
| 1186 Greenhill Road URAIDLA | Shop, former bank | a c d | 15150 |
| 1197 Greenhill Road URAIDLA | Uraidla Institute | a c e f | 15238 |
| 1221 Greenhill Road URAIDLA | Uniting Church | a c | 15237 |
| Swamp Road URAIDLA | War Memorial | a e f | 15236 |
| 854 Mount Barker Road VERDUN | Cottage | d | 15059 |
| 202 Donoghue Road WOODSIDE | Murdoch Hill Uniting Church; Stone church with timber-shingle gable roof (excluding cgi cladding), multi-paned windows with half-round arches, stone label, and stone and brick extension to rear. (Excluding render, porch, and corrugated-iron extension). | a c f | 27741 |
| 35 Nairne Road WOODSIDE | Woodside Uniting Church, Sunday School & Cemetery; 1851 stone chapel, 1862 stone chapel with porch, and cemetery including marble gravestones and some cast-iron railing | a c d f | 27742 |

## Alexandrina

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 36 Ameroo Avenue MILANG | Former Pavy's Flour Mill and Forge (now dwelling); The overall form, materials and detailing of the original dwelling. | a d e | 28347 |
| 64 Ameroo Avenue MILANG | Residence; The overall form, materials and detailing of the original dwelling. | a d e | 28348 |
| 3 Chapel Street cnr Stirling Street MILANG | Primitive Methodist Chapel; The overall form, materials and detailing of the original chapel. | a b d | 28349 |
| 23 Coxe Street MILANG | Milang Institute; The overall form, materials and detailing of the original 1883 Institute building and the 1920s Library addition. | a c d f | 28350 |
| 27 Coxe Street MILANG | Former Police Station, Stable and Cells (now residence); The overall form, materials and detailing of the 1870s former Police Station and additions to the west including face stone and brickwork, and chimneys, and the stone stables and cells to the rear of the allotment. | a c d | 28351 |
| Coxe Street (opposite Institute) MILANG | Soldiers' Memorial Gardens; The overall extent of the Park from Daranda Terrace to Coxe Street, including all significant plantings and structures within the Park which are associated with the War Memorial functions. | a c d e | 28352 |
| 39-41 Coxe Street MILANG | Former Lake Hotel (now residence); The overall form, materials and detailing of the original hotel building. | a c d | 28353 |
| 38 Coxe Street cnr Lang Street MILANG | Former Shop and Residence (now residence); The overall form, materials and detailing of the original store and dwelling. | a c d | 28354 |
| 43-45 Coxe Street cnr Lang Street MILANG | Former Butcher's Shop (now residence); The overall form, materials and detailing of the original shop. | a c d | 28355 |
| 47 Coxe Street MILANG | Former Butcher, Baker and Residence "The Rookery" (now residence); The overall form, materials and detailing of the original structures, excluding later verandah addition. | a c d | 28356 |
| Daranda Terrace MILANG | Milang Railway Station; The overall form, materials and detailing of the original station building and associated railway infrastructure, including platform, water pump, rail lines and other elements. | a d | 28357 |
| 18-19 Daranda Terrace MILANG | Milang Pier Hotel; The overall form, materials and detailing of the original hotel building and adjacent stone and brick outbuilding/shed. | a c d e | 28358 |
| 24-25 Daranda Terrace MILANG | Former Headmaster's Residence (now community centre); The overall form, materials and detailing of the original dwelling. | a d | 28359 |
| 1 Lake Road MILANG | Residence "Langmead"; The overall form, materials and detailing of the original dwelling. | a d e | 28360 |
| 21 Lang Street MILANG | Former Store and Residence "Jensen House" (now residence); The overall form, materials and detailing of the original shop. | a c d | 28361 |
| 1 Luard Street MILANG | St Mary's Anglican Church; The overall form, materials and detailing of the original church. All memorial stained glass windows. | a c d | 28362 |
| 18 Luard Street MILANG | Milang Post Office and Residence; The overall form, materials and detailing of the original Post Office and residence. Later additions to the front porch could be removed and the original frontage restored. | a c d | 28363 |
| North Eastern cnr of Soldiers Memorial Gardens MILANG | "Royal" Willow Tree; Whole of the tree and associated plaque. | g | 28364 |
| 29 McDonald Street MILANG | Former Chapel (now Uniting Church); The overall form, materials and detailing of the church building. More recent extensions and additions are not included. | a c d | 28365 |
| Lot 100 Milang Road (cnr Nine Mile Road and Weeroona Drive) MILANG | Former Slaughterhouse (now ruin); Whole of the external form and materials of the stone building including internal hanging rails and timber trusses. | a b c | 28366 |
| 3 Orana Street MILANG | Former Congregational Manse (now residence); The overall form, materials and detailing of the original dwelling. | a d | 28367 |
| 14 Orana Street MILANG | Residence and Outbuilding; The overall form, materials and detailing of the cottage, including chimney and outbuilding, both structures include gable roofs with lean-to forms. | a d | 28368 |
| 6 Rivers Street MILANG | Former Nursing Home (now residence); The overall form, materials and detailing of the original dwelling. | a d | 28369 |
| 45 Watson Street MILANG | Church of Christ Chapel; The overall form, materials and detailing of the church building pre-1900. More recent extensions and additions are not included. | a c d | 28370 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 56-58 Watson Street MILANG | Residence, Outbuildings and Wall; The overall form, materials and detailing of the stone structures including dwelling, outbuilding with gable ends and high stone wall facing Stirling Street. | a d | 28371 |
| 21 Arthur Street PORT ELLIOT | Cottage (St Judes Rectory) | a d | 15003 |
| 1 Barbara Street PORT ELLIOT | House (Rothesay) | a d | 15002 |
| 2 Freeling Street PORT ELLIOT | House (Trigg Cottage) | a d | 15010 |
| Horseshoe Bay PORT ELLIOT | Breakwater | a d | 15017 |
| Horseshoe Bay PORT ELLIOT | Jetty | a d | 14953 |
| 17 Murray Terrace PORT ELLIOT | House (Glengarry) | a d | 15011 |
| 52-54 (Lot 69) North Terrace PORT ELLIOT | Former school | a d | 14992 |
| 28 North Terrace Lot 2, (28) PORT ELLIOT | Arnella | a d | 15018 |
| 29 North Terrace PORT ELLIOT | House (Ruthen Cottage) | a d | 15008 |
| 31 North Terrace PORT ELLIOT | Bakery | a d | 15000 |
| 32 North Terrace PORT ELLIOT | Royal Family Hotel | a d | 14994 |
| 44 North Terrace PORT ELLIOT | Hotham Memorial Uniting Church | a d | 14993 |
| Part Lot 164 The Strand PORT ELLIOT | Institute Building and Library | a d | 15016 |
| 5 The Strand Lot 2 PORT ELLIOT | House (St Anton) | a d | 14980 |
| 17 The Strand PORT ELLIOT | House (Wycombe) | a d | 15004 |
| 19 The Strand PORT ELLIOT | House (Ratowa) | a d | 15005 |
| 23 The Strand PORT ELLIOT | House | a d | 15006 |
| 24a The Strand PORT ELLIOT | St Judes Rectory | a d | 14995 |
| 25 The Strand PORT ELLIOT | House (Trafalgar House) | a d | 15007 |
| 28 The Strand PORT ELLIOT | St Jude's Church of England | a d | 15014 |
| 28 The Strand (Lot 173) PORT ELLIOT | St Judes Hall | a d | 15012 |
| 1-2/ 41 The Strand PORT ELLIOT | Post Office | a d | 14996 |
| 49 The Strand PORT ELLIOT | Shop with residence | a d | 14999 |
| 31 The Strand PORT ELLIOT | Shop with residence | a d | 15001 |
| 45 The Strand PORT ELLIOT | Shop with residence | a d | 14997 |
| 47 The Strand PORT ELLIOT | Residence | a d | 14998 |
| 4 (Old) Bull Creek Road STRATHALBYN | Residence (Dalmeny); The overall external form, materials and detailing of the front and side facades of the original 1920s residence, including the cypress boundary hedge. The later aluminium roof tiles do not form part of the listing. | a d | 14705 |
| 1 Abbott's Lane STRATHALBYN | Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including the face stone and brickwork. | a d | 14688 |
| 10 Adams Street STRATHALBYN | Residence; The remaining external original form and materials of the front and side facades of the original dwelling, including the face stone walls and timber joinery. The altered roof form and extended eaves do not form part of the listing. | a d | 14689 |
| 1 Adelaide Road STRATHALBYN | Residence; All the external materials, form and detailing of the front and side facades of the original house including veranda detailing and complicated roof form, and dominant chimneys. | a d | 14690 |
| 11 Adelaide Road STRATHALBYN | Residence; The overall form, materials and detailing of the front and side facades of the original house including face stone and brickwork, and face brick to chimneys. | a d | 14691 |
| 21 Adelaide Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork, and face brick chimneys and bull-nose veranda form. | a d | 14692 |
| 23 Albyn Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the of the front and side facades of the original dwelling including face stone and brickwork, bull-nose veranda and distinctive projecting gable, tall chimneys and roof gable trim. | a d | 14694 |
| 10 Alfred Place STRATHALBYN | Hall; The overall form, materials and detailing of the original Church Hall and porch including face stone and brickwork, gable end treatment and timber door and window joinery. Any later extensions to the side or rear are not included in the listing. | a b c | 14695 |
| 12 Alfred Place STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of this 1925 residence including face stone and brickwork, chimneys, veranda structure and window hood. The profile metal carport to the side is not included in the listing. | a | 14696 |
| 4 Anderson Street STRATHALBYN | Residence; The remaining external original form and materials including the face stone walls and timber joinery. | a d | 14697 |
| 3 Angas Place STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1890s residence including face stone and brick, bull-nose return veranda with projecting gable front, moulded rendered chimneys and timber window and door joinery. | a d | 14700 |
| 4 Angas Place STRATHALBYN | Residence; The overall external form, materials and details of the front and side facades of the residence including the simple concave timber veranda, face stone and brickwork to the walls and face brick chimneys. | a d e | 14701 |
| 5 Ashbourne Road STRATHALBYN | Residence (Brigend); The overall external form, materials and detailing of the front and side facades of the house construction including the 1860s-70s and 1880s-90s. | a e | 14702 |
| 7 Ashbourne Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1915 house including face stonework, veranda and gable timber detail, tall chimneys, complicated roof form and tree to west of house. | a d | 14703 |
| 22 Avenue Road STRATHALBYN | Residence; The external form, materials and detailing of the original house and outbuildings. The later veranda does not form part of the listing. | a | 14704 |
| 4 Catherine Street STRATHALBYN | Residence; The overall external form, materials and detailing which remain from the original cottage should be maintained. The later roof form and painted surfaces are not included in the listing. | a d | 14708 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 5 Catherine Street STRATHALBYN | Residence; The overall external form, materials and detailing which remain of the front and side facades of the original cottage. | a d | 14709 |
| 1/ 6 Catherine Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14710 |
| 8-10 Catherine Street STRATHALBYN | Residences; The overall external form, materials and original detailing of the front and side facades of the pair of cottages should be retained. | a d | 14711 |
| 1 Chapel Street STRATHALBYN | Church; The whole of the church building dating from 1913. | a c d f | 14712 |
| 2 Chapel Street STRATHALBYN | Residence; The original external form, materials and details of the front and side facades of the house including veranda and steps, chimneys and face stone and brickwork. | a c d | 14713 |
| 6 Chapel Street STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original house including the return bull-nose veranda and brick chimneys. The listing does not include the fence. | a d | 14714 |
| 7 Chapel Street STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original house and fence. The later additions to the east and the infill to the veranda do not form part of the listing. | a d | 14715 |
| 8 Chapel Street STRATHALBYN | Scout Hall (former Chapel); The overall external form, materials and detailing of the original Church Hall. The front concrete block extension is not included in the listing. | a c | 14716 |
| 12 Chapel Street STRATHALBYN | Former Manse; The original external form, materials and detailing of the front and side facades of the early house and the later addition to the western end of the residence | a d | 14717 |
| 13 Chapel Street STRATHALBYN | Residence; The overall external form, materials and details of the front and side facades, particularly the cast iron bracketing and frieze, timber capital moulds and original ogee gutters to the bull-nose front veranda, and the original multi-paned sash timber windows and timber door joinery | a d | 14718 |
| 1 Colman Terrace STRATHALBYN | Council Office and Library; The external form, materials and detailing of the original 1879 school building. | a c d f | 14719 |
| 7 Commercial Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1900 house including the timber and wire fence. The enclosure of the side veranda and the later roof tiles do not form part of the listing. | a d | 14721 |
| 8 Commercial Road STRATHALBYN | Residence; The overall external form of the front and side facades of the house. | a | 14722 |
| 9/9A Commercial Road STRATHALBYN | Residences; The overall external form, materials and detailing of the front and side facades of the original circa 1870s residences including the multi-paned timber window joinery, door joinery and face brick moulded chimneys. | a d | 14723 |
| 14-16 Commercial Road STRATHALBYN | Former Church; The overall external form of the Church, including the 1911 rear hall addition, external materials and detailing which remain from the date of original construction of 1874. | a c | 14724 |
| 18 Commercial Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery. | a d e | 14725 |
| 19 Commercial Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery. | a d e | 14726 |
| 23 Commercial Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original house including all timber fretwork to verandas and window hoods and gable ends, gooseneck finials and original face stone, and brick construction materials. | a d | 14728 |
| 24 Commercial Road STRATHALBYN | Shop (Former Power House); The overall external form, materials and detailing which remain from both the use as a Power House and as Council Chambers including the front veranda and concrete columns. The current finial is not original and is excluded from this listing. | a c | 14727 |
| 37 Commercial Road STRATHALBYN | Post Office; The overall external form, materials and detailing of the front and side facades of the 1913 building, including the face stone to the northern elevation, the rendered, moulded detailing to the east elevation, and other elements including the small roof ventilator lantern and tall rendered chimneys with terracotta chimney pots. | a c d | 14729 |
| 11-25 Coronation Road STRATHALBYN | Showgrounds, Hall & Gates; The full allotment which incorporates the Showgrounds, Caravan Park including the gates, hall, oval and mature tree plantings form the extent of the listing . | a c e | 14730 |
| 32 Coronation Road STRATHALBYN | Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork. | a d | 14731 |
| 3 Dawson Street STRATHALBYN | Masonic Hall; The external form, materials and detailing of the 1896 building and the 1912 rear extension. The shops to the front of the site do not form part of the listing. | a c | 14732 |
| 5 Dawson Street STRATHALBYN | Church of Christ; The overall external form and materials of the 1870s Church should be retained. The later extensions to the rear of the Church do not form part of the listing. | a c | 14733 |
| 6 Dawson Street STRATHALBYN | Residence/Shop; The overall external form of the front and side facades of the house including chimneys, original joinery, veranda details including timber bracketing. The later alterations to the house including the hoarding to the veranda front do not form part of the listing. | a | 14734 |
| 32 Dunreath Road STRATHALBYN | Conference Centre (Dunreath); The overall external form, materials and detailing of the front and side facades of the original residence. Later extensions and outbuildings do not form part of the listing. | a d | 14737 |
| 8 East Terrace STRATHALBYN | Residence (Former Anglican Rectory); The overall external form, materials and detailing of the front and side facades of the original 1880s former Rectory. | a d | 14738 |
| 10 East Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1910 residence. | a d | 14739 |
| 20 East Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14740 |
| 24 East Terrace STRATHALBYN | Anglican Church; The overall external form, materials and detailing of the Church, attached outbuildings and rear hall, including face stone, painted render trim, face red brick trim and all window and door joinery. | a c f | 14741 |
| 32 East Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The later roof tiles do not form part of the listing. | a d | 14742 |
| 1/ 35 East Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The rear of the house does not form part of this listing. | a d | 14743 |
| 6 George Street STRATHALBYN | Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brick work. The later roof tiles do not form part of the listing. | a d | 14744 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 4 Gollan Avenue STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14745 |
| 6 Gressford Lane STRATHALBYN | Residence (The Briars); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes any early walls and outbuildings. | a d e | 14800 |
| 9-11 Grey Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14746 |
| 1 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including multi-paned window. The later veranda structure and later aluminium window details do not form part of this listing. | a d | 14747 |
| 2 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14748 |
| 3 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a | 14749 |
| 8 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14751 |
| 9 High Street STRATHALBYN | Former Library; The external form, materials and detailing of the original 1922 Library building. | a c d | 14752 |
| 10 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a | 14753 |
| 11 High Street STRATHALBYN | Town Hall; The external form, materials and detailing of the original building. | a c d f | 14754 |
| 12 High Street STRATHALBYN | Residence; The external form, materials and detailing of the shop and boundary wall. | a | 14755 |
| 13-15 High Street STRATHALBYN | Shops; The external form, materials and detailing of the 1860's-70's shop including timber shop front joinery and the moulded parapet. The later veranda, while appropriate to the building, does not form part of the listing. | a c d | 14756 |
| 14 High Street STRATHALBYN | Shop & Residence; The external form, materials and detailing of the original building. | a d | 14757 |
| 17 High Street STRATHALBYN | Shop; The overall external form, materials and detailing of the 1860's shops including multi-paned windows, original shop front detailing and parapet details. The later veranda, while appropriate to the building, does not form part of the listing. | a c d | 14758 |
| 18 High Street STRATHALBYN | Hotel; The original external form, materials and detailing of the two sections of the building. The later bull nosed verandas, infill veranda section and window hoods do not form part of the listing. | a c f | 14759 |
| 20 High Street STRATHALBYN | Shop; The overall external form, materials and detailing of the original shop including all timber window joinery, face stonework and simple projecting stone parapet. | a c d | 14760 |
| 22 High Street STRATHALBYN | Shop; The overall external form, materials and detailing of the original shop building with its adjacent residence including finial, barge boards and four-paned shop window and other timber joinery. | a d | 14761 |
| 24 High Street STRATHALBYN | Shop; The overall external form, materials and detailing of the original circa 1890 residence now converted to a shop. | a d | 14762 |
| 26-28 High Street STRATHALBYN | Shops; The external form, materials and detailing of the shops and original building. | a d | 14763 |
| 27 High Street STRATHALBYN | Commercial Hotel; The external form, materials and detailing of the hotel including 1920's veranda, face stonework to the walls and all original window and door joinery but not including the rear yard outbuildings, bottle shop area and bottle shop canopy. | a c d | 14764 |
| 29 High Street STRATHALBYN | Residence; The overall external form, materials and detailing of the house including original timber window and door joinery, face stonework and brick and render parapet and roofline of the front section of the house but not including the rear yard, outbuildings and fences. | a d | 14765 |
| 30 High Street STRATHALBYN | Shop; The overall external form, materials and detailing of the 1920's shop including the face brickwork, shop windows, splayed entry and simple veranda form. | a d | 14766 |
| 31 High Street STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original cottage. | a d | 14767 |
| 44 High Street STRATHALBYN | RSL Hall; The external form, materials and detailing of the 1950's Hall facing High Street. | a c e | 14768 |
| 46 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original residence including roof form, castellated render detail to the porch, tall moulded chimneys and other elements. | a d e | 14769 |
| 48 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14770 |
| 51 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The latter extensions to the north and south do not form part of the listing. | a d | 14771 |
| 52 High Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14772 |
| 11 Hooper Road STRATHALBYN | Residence ; The external form, materials and detailing of the original dwelling. | a d e | 14773 |
| 2 Jeff Street STRATHALBYN | Residence; The overall form, materials and detailing of the original circa 1910 residence including roof form and details, bull-nose veranda with gable and trim, gooseneck finials to roof and veranda and timer fretwork to veranda | a d | 14698 |
| 17A Langhorne Creek Road Rear STRATHALBYN | Former Barn; The external form, materials and detailing of the original barn, including the mature trees planted around the former barn. | a d e | 14774 |
| 4 Lime Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14775 |
| 7 Lime Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof form does not form part of the listing. | a d | 14776 |
| 16 Lime Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14778 |
| 10 Love Avenue STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a c d e | 14779 |
| 18 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14785 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14780 |
| 5 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14781 |
| 9-11 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the original dwelling excluding the veranda and rear extensions | a d | 14782 |
| 13 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14783 |
| 15 Manse Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14784 |
| 24 Manse Road STRATHALBYN | Residence ; The external form, materials and detailing of the original dwelling only. | a d | 14786 |
| 3 Melville Lane STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14787 |
| 5 Melville Lane STRATHALBYN | Residence; The external form, materials and detailing of the front facades of the original dwelling. The current front veranda and rear lean to do not form part of this listing. | a d e | 14788 |
| 8 Melville Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14791 |
| 9 Melville Lane (rear of 9-11 Manse Rd) STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwellings. | a d e | 14789 |
| 10 Melville Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14792 |
| 16 Melville Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14793 |
| 2 Mill Street STRATHALBYN | Residence (Watervilla); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes the early walls and outbuildings and the mature trees. | a d e | 14794 |
| 8 Milnes Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14796 |
| 9 Milnes Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees. The alterations to the veranda do not form part of the listing. | a d | 14797 |
| 14 Milnes Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a | 14798 |
| 22 Milnes Road / 1 Hooper Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the concave veranda. The later extension to the house does not form part of the listing. | a d | 14799 |
| 5 Murray Street STRATHALBYN | Former Hotel; The external form, materials and detailing of the front and side facades of the original building. | a d | 14801 |
| 6 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14802 |
| 16 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14803 |
| 32 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling and the later fence. | a d | 14804 |
| 36 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infill sections to the veranda do not form part of the listing. | a d | 14805 |
| 40 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14806 |
| 54 Murray Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d e | 14807 |
| 13 North Parade STRATHALBYN | Residences; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14808 |
| 17 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14810 |
| 20 North Parade STRATHALBYN | Former Rechabite's Hall & School; The external form, materials and detailing of the original hall. | a d | 14811 |
| 21 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees. | a d e | 14812 |
| 25 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14813 |
| 26 North Parade STRATHALBYN | Residence; External form, materials and detailing of the 1860s and 1880s sections of the front and side facades of the house and also the later surgery added to the northern side. The masonry and iron fence and gates to Commercial Road and the stone wall to North Parade are also included in the listing. | a c d e | 14720 |
| 33 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling | a d | 14814 |
| 35 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14815 |
| 39 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof does not form part of this listing. | a d | 14816 |
| 41 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a c d e | 14817 |
| 43 North Parade STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the roof forms part of this listing. | a d | 14818 |
| 47 North Parade STRATHALBYN | Former School; The external form, materials and detailing of the front and side facades of the original dwelling. | a b c e | 14819 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6 Old Bull Creek Road STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the original house. | a d | 14707 |
| 11 Old Bull Creek Road STRATHALBYN | Residence (Waveney); The overall external form, materials and detailing of the front and side facades of the original house including face stonework, decorative elements to windows, gable ends and chimneys, bull-nose veranda, tessellated veranda tiles and roof form. The later additions including built-in sections of the veranda do not form part of the listing. | a d | 14706 |
| Lt 15 Paris Creek Road STRATHALBYN | Residence (Braemar); The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14871 |
| Parker Avenue STRATHALBYN | Cemetery; The whole of the Cemetery including the original extent of the reserve and early sections and monuments. | a c d f | 14823 |
| 1 Parker Avenue STRATHALBYN | Residences; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14820 |
| 3 Parker Avenue STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14821 |
| 5 Parker Avenue STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14822 |
| 4 Rankine Street STRATHALBYN | Residence; The external form, material and detailing of the front and side facades of the original dwelling. | a d | 14824 |
| 1 Rowe Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling should be retained. The infill section of the front veranda is not included in the listing. | a d | 14826 |
| 3 Rowe Street STRATHALBYN | Industrial site and residence; The external form, materials and detailing of the original stone sheds on the allotment. | a d | 14829 |
| 4 Rowe Street STRATHALBYN | Residence (former hall); The external form, materials and detailing of the original all building should be retained. The later alterations do not form part of this listing. | a c | 14828 |
| 10 Rowe Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14830 |
| 43 Sandergrove Road STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original gable ended section of the dwelling should be retained. | a d | 14831 |
| 3 South Terrace STRATHALBYN | Residence (Rose Cottage); The external form, materials and detailing of the front and side facades of the original dwelling. The front projecting porch and the adjacent castellated extension to the east do not form part of the listing. | a d | 14832 |
| 5 South Terrace STRATHALBYN | Shop (former Residence); The external form, materials and detailing of the front and side facades of the original dwelling including early timber joinery. | a d | 14833 |
| 5-7 South Terrace STRATHALBYN | Shops (former Bryans Brewery); The external form, materials and detailing of the of the original elements of the Brewery including the buildings fronting South Terrace and sections to the rear. | a c e | 14834 |
| 13 South Terrace STRATHALBYN | Residence; The external form, materials and detailing of the of the original row cottages should be retained. The rear and the veranda, which is later, do not form part of the listing. | a d | 14835 |
| 21 South Terrace STRATHALBYN | Residence ; The overall external form, materials and detailing of the original house should be retained. The cream brick addition to the east does not form part of this listing. | a d | 14836 |
| 24 South Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14837 |
| 26 South Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14838 |
| 28 South Terrace STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork. | a d | 14839 |
| 31 South Terrace STRATHALBYN | Residence (former School) ; The external form, materials and detailing of the original dwelling on the site should be retained. The altered roof form does not form part of the listing. | a e | 14840 |
| 2 Stones Lane STRATHALBYN | Residence; The overall external form, materials and detailing of the front and side facades of the 1911 dwelling including all timber elements to gable ends, roofs and veranda, and masonry elements to chimneys including chimney pots. | a d e | 14841 |
| 13 Sunter Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including brick chimneys, masonry walls and original veranda structures. Later extensions do not form part of the listing. | a d e | 14846 |
| 3 Sunter Street STRATHALBYN | Residence & rear Stone wall; The external form, materials and detailing of the front and side facades of the original dwelling including the stone wall to the rear of the property. | a d | 14843 |
| 6 Sunter Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14845 |
| 7 Sunter Street STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the residence including face stone, brickwork and roof and veranda details. | a d | 14844 |
| 15 Sunter Street STRATHALBYN | CWA Hall; The overall form, materials and detailing of the front and side facades of the original 1949 building. | a c | 14847 |
| 17 Sunter Street STRATHALBYN | Former Manchester & Glasgow House; The overall two storey form of the original building and any early detailing including the veranda. The later extension to the veranda and shopfronts do not form part of the listing. | a c d e | 14850 |
| 1-3 Swale Street STRATHALBYN | Attached Residences; The external form of the front and side facades of the materials and detailing which remain of the original cottages. The later verandas do not form part of the listing. | a d | 14848 |
| 5-7 Swale Street STRATHALBYN | Attached Shops & Residence; The overall form, materials and detailing of the original former carpenter's shop including multi-paned windows, corrugated stallboard, masonry walls to the attached residence and the parapet above the veranda. | a d e | 14849 |
| 2 Taylors Lane STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the circa 1860 cottage. | a d e | 14851 |
| 3 Taylors Lane STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the later veranda, slate tiles to the roof, early window and door joinery, face stone walls with tuck pointing, facebrick chimneys and window and door dressings. | a d | 14852 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1/1 and 2/1 Wallbank Street STRATHALBYN | Attached Residences; The external form, materials and early detailing of the front and side facades of the original cottages including the original entrance doors. The later veranda does not form part of the listing. | a d | 14853 |
| 1 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infilled section of the veranda does not form part of the listing. | a d | 14854 |
| 5 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14855 |
| 9 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face brick walls and chimneys. | a d | 14856 |
| 11 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14857 |
| 13 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing. | a d | 14858 |
| 15 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing. | a d | 14859 |
| 17 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing. | a d | 14860 |
| 18 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14861 |
| 19 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original 1927 dwelling excluding the rear and later extensions. | a d | 14862 |
| 21 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14863 |
| 23 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14864 |
| 25 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling | a d | 14865 |
| 27 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14866 |
| 28 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14867 |
| 30 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14868 |
| 32 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14869 |
| 48 West Terrace STRATHALBYN | Residence; The external form, materials and detailing of the front and side facades of the original dwelling. | a d | 14870 |

## Barossa

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 110 Trial Hill Road ALTONA | Barossa Mount Homestead | a | 17125 |
| 302 Angaston Road ANGASTON | Angaston District Cemetery | a c d | 17049 |
| 24 Dean Street ANGASTON | Hillview | a c | 16855 |
| 235 Gawler Park Road ANGASTON | Former Gawler Park Winery Buildings | a b d | 16700 |
| 381 Golden Gate Mines Road ANGASTON | Farmhouse | a b d | 17050 |
| 8 Hannay Crescent ANGASTON | Angaston Cemetery; Cemetery walls, (ten) headstones, cast and wrought iron fences and mature cypress pine trees | a c e | 16856 |
| 6 Hill Street West ANGASTON | Former Angaston Fruit Growers Coop Dehydration building | a b c d | 16857 |
| 12 Lindsay Street ANGASTON | Hill House | a d e | 16858 |
| Long Gully Road ANGASTON | Marble Quarry | a | 17048 |
| 44 Moculta Road ANGASTON | House | a d e | 16696 |
| Murray Street (Nuriootpa Road) ANGASTON | Angaston Bridge | a c d | 17047 |
| 1-9 Murray Street (corner Schilling Street) ANGASTON | Former Council Chamber | a c d | 16859 |
| 13 Murray Street ANGASTON | Former Bank of Adelaide building | a c d f | 16860 |
| 18 Murray Street ANGASTON | Former Methodist Church | a c | 16861 |
| 24 Murray Street ANGASTON | Front section of the house, underhipped roof | a d | 16862 |
| 41 Murray Street ANGASTON | Barossa Brauhaus Hotel including verandas | a c f | 16863 |
| 45 Murray Street ANGASTON | National Bank Building | a c d | 16864 |
| 46 Murray Street ANGASTON | Former residence (Angaston Medical Centre) | a c e | 16865 |
| 47 Murray Street ANGASTON | Shop and house | a c d | 16866 |
| 48 Murray Street ANGASTON | Shop including separated rear sections of building | a d | 16867 |
| 50A and B Murray Street ANGASTON | Shop and House | a d | 17298 |
| 59 Murray Street ANGASTON | Angaston Hotel & early structures to rear | a b c d e f | 17299 |
| 65-67 Murray Street ANGASTON | Real estate office | a d e | 16697 |
| 66 Murray Street ANGASTON | Former Postal and Telegraph Office, including veranda | a c | 16869 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 83-85 Murray Street ANGASTON | Zion Lutheran Church | a b c d e f | 17300 |
| 89 Murray Street ANGASTON | Stone barn at rear (Kent Street) | a d | 16870 |
| 91 Murray Street ANGASTON | Stone barn at rear (Kent Street) | a d | 16871 |
| 92 Murray Street ANGASTON | Fig Tree Cottage | a d | 16698 |
| 94 Murray Street ANGASTON | House | a d | 16872 |
| 18 North Street ANGASTON | Early masonry and brick school building | a c d f | 16699 |
| 27 North Street ANGASTON | House (Stone Villa) | a c e | 16873 |
| 10 Schilling Street ANGASTON | St Hugh's Anglican Church | a c d e | 16875 |
| 12-14 Sturt Street (corner Fife) ANGASTON | 1878 Church manse, 1861 Church and stable buildings | a b c d e | 16876 |
| 1 Washington Street (corner Fife Street) ANGASTON | Former Council office (stone) | a c d | 16877 |
| 6-8 Washington Street ANGASTON | Franklin House and the stone wall frontage along Washington Street | a d e | 16878 |
| 12 Washington Street ANGASTON | 1850s and 1860s sections of former Police Station and Courthouse | a c d f | 16879 |
| 13-21 Washington Street ANGASTON | Angaston Recreation Park including Agricultural Show Hall and original sections of Grandstand | a b c e f | 16874 |
| Goldfields Road BAROSSA GOLDFIELDS | Barossa Goldfields Interpretive Area | a b | 17574 |
| 146 Basedow Road BETHANY | Bethany Cemetery | a c | 17100 |
| 188 Bethany Road BETHANY | Topp House | a b d e | 17051 |
| 195 Bethany Road BETHANY | Old Lutheran Manse | a b d e | 17060 |
| 215 Bethany Road BETHANY | Tscharke House | a b d | 17059 |
| 218 Bethany Road BETHANY | The Landhaus | a b d e | 17052 |
| 230 Bethany Road BETHANY | Kohlhagen House | a b d e | 17053 |
| 237 Bethany Road BETHANY | Liersch House | a b d | 17058 |
| 291 Bethany Road (Creek Causeway) BETHANY | Stone Wall | a b d | 17057 |
| 313 Bethany Road BETHANY | Sonntag House | a b d e | 17056 |
| 331 Bethany Road BETHANY | Schulz House and Outbuilding | a b d | 17055 |
| 1222 Light Pass Road BETHANY | Habermann Private Cemetery | a c | 17102 |
| 20 Nicolai Road BETHANY | Lindner House and Slaughter yards | a b d e | 17054 |
| 475 Williamstown Road COCKATOO VALLEY | Ashlyn | a d | 17582 |
| 201 Teusner Road CONCORDIA | Concordia Cemetery | a c | 16771 |
| Lot 591 Bartschs Road EDEN VALLEY | Cottage Ruins | a d | 16803 |
| Lot 705 Basil Roesler's Road EDEN VALLEY | Outbuildings | a d | 17585 |
| Lot 1 Cemetery Road EDEN VALLEY | Farmhouse Ruin | a b | 16854 |
| 407 Craneford Road EDEN VALLEY | Former Church and Graveyard (South Rhine Baptist Church) | a d | 17586 |
| 407 Craneford Road EDEN VALLEY | Former School | a | 17584 |
| Eden Valley Road EDEN VALLEY | House (Sunnyvale) | a d | 16796 |
| 1844 Eden Valley Road EDEN VALLEY | Farmhouse and outbuildings | a d | 16804 |
| 170 Keyneton Road EDEN VALLEY | House (Fernfield) | a d e | 17587 |
| 15 Matthews Road EDEN VALLEY | Eden Valley Uniting Church | a c d | 17144 |
| 199 Mirooloo Road EDEN VALLEY | Cottage Ruin | a d | 17588 |
| 5 Murray Street EDEN VALLEY | House | a d | 16797 |
| 6 Murray Street EDEN VALLEY | House | a d | 16799 |
| 7 Murray Street EDEN VALLEY | General Store and Post Office | a | 17146 |
| 7 Murray Street EDEN VALLEY | Former Butter Factory | a d | 17145 |
| 8 Murray Street EDEN VALLEY | House | a d | 16798 |
| 14-16 Murray Street EDEN VALLEY | Memorial Hall | a c d e | 16800 |
| 22 Murray Street EDEN VALLEY | House | a d | 16801 |
| 26A Murray Street EDEN VALLEY | House | a d | 17147 |
| 43-45 Murray Street EDEN VALLEY | House (Old Manse) | a | 16802 |
| 206 Rhine Park Road EDEN VALLEY | Farmhouse | a d e | 16810 |
| 117 C Rogers Road (corner Hilsenitz Road) FLAXMAN VALLEY | Homestead (Paraville) | a d | 16811 |
| 157 Craneford Road FLAXMAN VALLEY | House (Craneford) | a e | 16805 |
| 661 Craneford Road FLAXMAN VALLEY | Farmhouse (Avon Brae) | a b d | 17594 |
| 143 Karra Yerta Road FLAXMAN VALLEY | Wootoona | a b | 17571 |
| 81 L Pumpas Road FLAXMAN VALLEY | Cottage Ruin | a d | 16809 |
| 44 Maders Road FLAXMAN VALLEY | Farm Complex | a d | 16808 |
| 36 Sieboths Road FLAXMAN VALLEY | House (Hillview) | a d | 16812 |
| 108 W Pumpas Road FLAXMAN VALLEY | Farmhouse Ruins (Burn Brae) | a d | 16806 |
| 108 W Pumpas Road FLAXMAN VALLEY | Farmhouse | a d | 16814 |
| 123 W Pumpas Road FLAXMAN VALLEY | Farmhouse Ruins | a d | 16813 |
| 6 Grocke Road KRONDORF | Lawley Farmhouse | a d | 17064 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 131 Krondorf Road KRONDORF | Rockford Winery Complex | a d | 17063 |
| 159 Krondorf Road KRONDORF | Farm Complex | a d | 16702 |
| 179 Krondorf Road KRONDORF | House | a d | 17062 |
| 192 Krondorf Road KRONDORF | Residence (former Krondorf Church) | a c d | 17066 |
| 207 Krondorf Road KRONDORF | Henschke Farm Complex | a d | 16701 |
| 224 Krondorf Road KRONDORF | Farm Complex | a d | 17065 |
| 235 Krondorf Road KRONDORF | Krondorf Cemetery | a c d | 17061 |
| Lot 570 Rifle Range Road near corner of Nicolai Road KRONDORF | House | a d | 17106 |
| 395 Light Pass Road LIGHT PASS | Light Pass Primary School | a c d | 17067 |
| 411 Light Pass Road (corner Immanuel Way) LIGHT PASS | House | a d | 17068 |
| 412 Light Pass Road LIGHT PASS | Strait Gate Lutheran Church Tower | a b d | 16703 |
| 190 Willows Road LIGHT PASS | Pug Cottage | a d | 16704 |
| 204 Willows Road (adjacent Sporn Farm) LIGHT PASS | Cottage | a d | 17069 |
| 3 Altona Road (corner Barossa Valley Way) LYNDOCH | Holy Trinity Anglican Church and manse | a c d | 17117 |
| Lot 3 Barossa Valley Way LYNDOCH | Anglican Cemetery | a c | 17118 |
| 31 Barossa Valley Way (corner Gilbert Street) LYNDOCH | Lyndoch Institute | a c d | 17111 |
| 34 Barossa Valley Way LYNDOCH | Shop with attached residence | a | 16775 |
| 36 Barossa Valley Way LYNDOCH | Shop (former Post Office) | a c d | 17109 |
| 38 Barossa Valley Way LYNDOCH | Butcher's shop | a c | 17110 |
| 42 Barossa Valley Way LYNDOCH | Shop and attached house | a c | 16778 |
| 115 Barritt Road near Riverside LYNDOCH | Stone Barns (and stone cottage) | a d e | 17119 |
| 136 Berryfield Road LYNDOCH | Berryfield | a b | 17120 |
| 7 Foster Street LYNDOCH | House (former School) | a c d | 16776 |
| 12 Foster Street LYNDOCH | House (former School) | a c d | 16777 |
| 1-3 Gilbert Street (corner Lyndoch Valley Road) LYNDOCH | Lyndoch Hotel | a b c f | 17112 |
| 14-16 Gilbert Street LYNDOCH | House (former Lord Lyndoch Hotel) | a f | 16689 |
| 19-21 Gilbert Street LYNDOCH | Attached houses | a c | 17113 |
| 22 Gilbert Street LYNDOCH | House | a d | 16779 |
| 32 Gilbert Street LYNDOCH | Cottage | a d | 16780 |
| 34 Gilbert Street LYNDOCH | Attached cottages | a b d | 16781 |
| 36 Gilbert Street LYNDOCH | Attached houses (former Barossa Inn) | a c d | 16782 |
| 38-40 Gilbert Street LYNDOCH | Row of attached cottages | a b d | 16783 |
| 44 Gilbert Street LYNDOCH | House | a d | 16784 |
| 48 Gilbert Street LYNDOCH | House | a c d | 16785 |
| 56-58 Gilbert Street LYNDOCH | House | a d | 16786 |
| 167 Gods Hill Road LYNDOCH | St Jakobi Cemetery | a d | 17121 |
| 188 Gods Hill Road LYNDOCH | Ironstone Cottage | a d | 16790 |
| 100 Hermann Thumm Drive LYNDOCH | Charles Cimicky Winery | a | 17122 |
| King Street LYNDOCH | Lyndoch Cemetery | a c d | 17114 |
| 8 King Street LYNDOCH | Former Bible Christian Chapel | a c d | 16787 |
| 10 King Street LYNDOCH | Cottages | a d | 16788 |
| 21 King Street LYNDOCH | Cottage | a d | 16789 |
| 5 Lyndoch Valley Road LYNDOCH | Shop (Randall's) | a c d | 17115 |
| 143 Lyndoch Valley Road LYNDOCH | Lyndale Winery | a b d | 17124 |
| 208 Lyndoch Valley Road LYNDOCH | St Jakobi Lutheran Church and School | a c | 17123 |
| 19 Margaret Street LYNDOCH | Lyndoch Primary School | a c d | 17116 |
| 146 Trial Hill Road LYNDOCH | Highlands Homestead | a b d | 17576 |
| Lot 498 Gnadenberg Road off Parrot Hill Road MOCULTA | Ruins (former Jacob Allerts House) | a b d | 16712 |
| 1666 Keyneton Road MOCULTA | Farm Complex | a b d | 17573 |
| 2052 Keyneton Road MOCULTA | Former Farmhouse (Braeview) | a b d | 16709 |
| 567 Lindsay Park Road (corner Gruenberg Road) MOCULTA | Cottage | a d | 16710 |
| 787 Lindsay Park Road (corner Shannon Road) MOCULTA | Farmhouse and Log Farm Buildings | a d | 16711 |
| 1 Truro Road MOCULTA | House and attached former Shop | a d | 16705 |
| 6 Truro Road MOCULTA | House with attached former Shop | a d | 16706 |
| 10-14 Truro Road MOCULTA | Moculta Primary School | a c d | 17070 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 26-28 Truro Road MOCULTA | Cottage (former Jahne Store) | a d | 16708 |
| 27 Truro Road MOCULTA | Cottage (former Altmann House) | a d | 16707 |
| Rear 28 Truro Road (corner William Street) MOCULTA | Pug Outbuildings | a d | 17071 |
| Warren Road MOUNT CRAWFORD | Warren Reservoir | a | 17126 |
| 773 Warren Vale MOUNT CRAWFORD | Murray Vale | a b d e | 17577 |
| 13 Yumbunga Road MOUNT MCKENZIE | Mount Mackenzie Hall | a c | 17572 |
| 136 Angas Valley Road MOUNT PLEASANT | Lilybank | a b d e | 17593 |
| 3241 Eden Valley Road MOUNT PLEASANT | St. John the Evangelist Anglican Cemetery | a d | 16838 |
| Lot 649 Herriot Road MOUNT PLEASANT | Cemetery | a d | 16816 |
| 1 Herriot Road MOUNT PLEASANT | Former Motor Garage and attached House | a b d f | 16815 |
| 22-26 Hospital Road MOUNT PLEASANT | Mt Pleasant Primary School | a c d | 17148 |
| 15-17 McGormans Road MOUNT PLEASANT | Cottage | a d | 16817 |
| 178 McGormans Road MOUNT PLEASANT | Farmhouse Ruins | a b d | 17591 |
| 201 McGormans Road MOUNT PLEASANT | Farmhouse Complex | a d | 17590 |
| 15 Melrose Street MOUNT PLEASANT | Cottage | a | 16818 |
| 19 Melrose Street MOUNT PLEASANT | Cottage | a | 16819 |
| 20 Melrose Street MOUNT PLEASANT | Cottage | a | 16820 |
| 43 Melrose Street MOUNT PLEASANT | Talunga Hotel | a c d | 16821 |
| 47-49 Melrose Street MOUNT PLEASANT | Office and attached House | a c d e | 16822 |
| 53 Melrose Street MOUNT PLEASANT | Shops (Tatiara House) | a c d | 16823 |
| 55 Melrose Street MOUNT PLEASANT | ANZ Bank | a c d | 16824 |
| 57A Melrose Street MOUNT PLEASANT | Mt Pleasant Post Office | a c d | 16825 |
| 61 Melrose Street MOUNT PLEASANT | Soldiers Memorial Hall | a c d | 16827 |
| 61A Melrose Street MOUNT PLEASANT | Totness House and Outbuildings | a d e | 16826 |
| 67 Melrose Street MOUNT PLEASANT | Stone outbuildings (former Mill) | a c d e | 17605 |
| 67 Melrose Road MOUNT PLEASANT | Farmhouse (Landsdown) | a b d e | 16836 |
| 98 Melrose Street MOUNT PLEASANT | Butcher's Shop and attached house | a c | 16828 |
| 106 Melrose Street MOUNT PLEASANT | Mount Pleasant General Store | a c | 16829 |
| 110 Melrose Street MOUNT PLEASANT | Former Service Station | a c | 16830 |
| 114 Melrose Street MOUNT PLEASANT | House | a c d | 16831 |
| 124-126 Melrose Street MOUNT PLEASANT | Bakery and attached house | a d | 16832 |
| 146-148 Melrose Street MOUNT PLEASANT | Totness Hotel | a c d f | 16833 |
| 158 Melrose Street MOUNT PLEASANT | Pair of attached cottages | a d | 16834 |
| 160-162 & 164 Melrose Street MOUNT PLEASANT | House Ruin and barn | a d | 16835 |
| 231 Melrose Street MOUNT PLEASANT | St. John the Evangelist Anglican Church | a c f | 16837 |
| 35 Ross Smith Road MOUNT PLEASANT | Farm Complex (Dew Vale) | a b d e | 17592 |
| 3-5 Saleyards Road MOUNT PLEASANT | Uniting Church Complex | a c | 16839 |
| 8 Williamstown Road MOUNT PLEASANT | Stone Outbuildings (rear of Pettwood) | a d | 17589 |
| 27B Fourth Street NURIOOTPA | House | a d | 16713 |
| 3 Murray Street NURIOOTPA | House | a d | 16714 |
| 15 Murray Street NURIOOTPA | Former Post Office | a c d | 16715 |
| 28 Murray Street NURIOOTPA | Angas Park Hotel | a c d | 16716 |
| 36 Murray Street NURIOOTPA | St. Boniface Anglican Church | a c d | 16717 |
| 46 Murray Street NURIOOTPA | Soldiers Memorial Hall | a c d e | 16718 |
| 54 Murray Street NURIOOTPA | Coulthard Memorial Uniting Church | a c d | 17075 |
| 1-3 Penrice Road NURIOOTPA | Nuriootpa High School Administration Building | | 17016 |
| 7 Second Street NURIOOTPA | House | a d | 16719 |
| 10 Second Street NURIOOTPA | House and Outbuilding | a d | 16720 |
| 15 Second Street NURIOOTPA | House | a d | 16721 |
| 20-22 Second Street NURIOOTPA | St. Petri Lutheran Church Tower | a c | 17074 |
| 33B Second Street NURIOOTPA | House | a d | 16722 |
| 35 Second Street NURIOOTPA | House | a d | 16723 |
| 10 Seppeltsfield Road NURIOOTPA | Siegersdorf Cemetery | a c | 17077 |
| Tanunda Road NURIOOTPA | Penfolds Winery (front section which retains detailing and materials from 1911 including rendered walls and circular columns) | a d | 17073 |
| 94-96 Penrice Road PENRICE | House | a d | 17079 |
| 105 Penrice Road PENRICE | Salem Church | a c d | 17080 |
| 114 Penrice Road PENRICE | House | a d | 17081 |
| 118 Penrice Road PENRICE | House | a d | 17082 |
| 122 Penrice Road PENRICE | House | a d | 17083 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 128 Penrice Road PENRICE | Row of cottages | a d | 17084 |
| 290 Penrice Road PENRICE | Farmhouse | a d f | 16724 |
| 8 Sarah Street PENRICE | House | a d | 17085 |
| 55 Wirra Wirra Road PEWSEY VALE | Martinsell complex (Wirra Wirra, The Grange) | a d e | 17127 |
| 327 Rosedale Road ROSEDALE | Rosenthal Pioneer Cemetery | a c | 16774 |
| 493 Rosedale Road ROSEDALE | Cottage | a b d | 17107 |
| 497 Rosedale Road ROSEDALE | Cottage (adjacent Church) | a b d | 16773 |
| 508 Rosedale Road ROSEDALE | House (former Post Office) | a c | 16772 |
| Lot 12 Barossa Valley Way ROWLAND FLAT | Settlers Cottage | a d | 17603 |
| 1820 Barossa Valley Way ROWLAND FLAT | Rowland Flat Cemetery | a c d | 17129 |
| 1887 Barossa Valley Way ROWLAND FLAT | House and outbuildings | a d | 17580 |
| 1890 Barossa Valley Way ROWLAND FLAT | House | a d e | 17130 |
| 1914 Barossa Valley Way ROWLAND FLAT | Gramp House | a d e | 17131 |
| 1926 Barossa Valley Way ROWLAND FLAT | House (part of Orlando) | a d | 17132 |
| 1927 Barossa Valley Way ROWLAND FLAT | Former Post Office (Fiebig's Store) | a c | 17579 |
| 1929 Barossa Valley Way ROWLAND FLAT | Altmanns | a d | 17135 |
| 1930 Barossa Valley Way ROWLAND FLAT | House (part of Orlando) | a d | 17133 |
| 1937 Barossa Valley Way ROWLAND FLAT | Rowland Flat War Memorial Community Centre | a c | 17578 |
| 1940 Barossa Valley Way ROWLAND FLAT | Former store and house | a c d | 17134 |
| 1 Church Road ROWLAND FLAT | Holy Trinity Lutheran Church | a d | 17128 |
| 135 Jacob Road ROWLAND FLAT | Early Winery (original Gramps Winery) | a d e | 17602 |
| 728 Barossa Valley Way SANDY CREEK | Sandy Creek Hotel | a c | 17108 |
| 25 McIntyre Road SANDY CREEK | House (Woodlands) | a b d e | 17575 |
| 714 Cookes Hill Road SPRINGTON | Spring Farm | a b c | 17598 |
| 727 Cookes Hill Road SPRINGTON | House and outbuildings | a b d | 17597 |
| 70 E Staricks Road SPRINGTON | Farm complex (Turnagain) | a b d | 17600 |
| 4-6 Graetz Street SPRINGTON | House (Former Barn) and attached outbuilding | a d | 16842 |
| 4 Hamilton Road SPRINGTON | St John's Lutheran Church Complex | a b c d | 16843 |
| 2 Johannes Street SPRINGTON | House (former St. Mary's Anglican Church) | a c d | 16840 |
| Jutland Road SPRINGTON | Bridge | a d | 17599 |
| 400 Jutland Road (corner Church Road) SPRINGTON | South Rhine Presbyterian Church Complex | | 17043 |
| 2 Koop Creek Road corner Cookes Hill Road SPRINGTON | Zion Baptist Cemetery | a c d | 16853 |
| 64 Lablacks Road SPRINGTON | Farm Complex (Elm Hill) | a b d | 17595 |
| 10 - 12 Miller Street SPRINGTON | Former Springton Gallery and attached house | a | 16844 |
| 13 Miller Street SPRINGTON | House | a d | 16845 |
| 14 Miller Street SPRINGTON | Restaurant (Cafe C) | a c d | 16846 |
| 16-18 Miller Street SPRINGTON | Springton Hotel and outbuilding | a c | 16847 |
| 19 Miller Street SPRINGTON | House | a | 16848 |
| 20 - 26 Miller Street SPRINGTON | Community Hall | a c | 16841 |
| 25 Miller Street SPRINGTON | Springton Primary School | a c | 16849 |
| 345 Shearers Road SPRINGTON | South Rhine Cemetery | a c d | 17596 |
| 78 W Dewells Road SPRINGTON | House and outbuilding (Glengarry) | a d | 17601 |
| 23 William Street SPRINGTON | House | a d | 16850 |
| 36 Williamstown Road SPRINGTON | House | a c | 16851 |
| 40 Williamstown Road SPRINGTON | Former Black Springs Hotel | a d | 16852 |
| Lot 51 Duck Ponds Road STOCKWELL | Stockwell Hotel | a b c d | 17087 |
| 4 Duck Ponds Road STOCKWELL | Stockwell Hall | a c d | 16725 |
| 11-13 Duck Ponds Road STOCKWELL | House (former Post Office) | a c d | 17086 |
| 153 Duck Ponds Road STOCKWELL | Farmhouse (Carrara) and Outbuildings | a b d | 16730 |
| 4 King Street North STOCKWELL | House | a d | 17088 |
| 6-8 King Street South STOCKWELL | House | a d | 17089 |
| 10-12 King Street South corner Queen Street STOCKWELL | House | a d | 17090 |
| 6-8 Plains Road STOCKWELL | House | a d | 16727 |
| 2 Prince Street (corner Stockwell Road) STOCKWELL | House and Outbuilding | a d | 16728 |
| 2 Queen Street (corner Stockwell Road) STOCKWELL | House | a d | 16729 |
| 1 Stockwell Road corner Duck Ponds Road STOCKWELL | St. Thomas Lutheran Church | a c d | 17091 |
| Basedow Road TANUNDA | Tanunda Railway Station (sandstone building) | a c d | 17092 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Basedow Road TANUNDA | Soldiers Memorial Hall | a c d e | 16731 |
| 5 Basedow Road TANUNDA | House | a d | 16732 |
| 7 Basedow Road TANUNDA | House | a d | 16733 |
| 2 - 10 Bushman Street TANUNDA | Former Tanunda Primary School (Original Classroom) | a c d | 17093 |
| Elizabeth Street Tanunda Oval TANUNDA | Grandstand | a c d | 17095 |
| Elizabeth Street Tanunda Oval TANUNDA | Adolph Schulz Memorial Gates | a d e | 17094 |
| 4 Elizabeth Street TANUNDA | House | a d | 16734 |
| 9 Elizabeth Street TANUNDA | House | a d | 16735 |
| 26 Elizabeth Street TANUNDA | House | a d | 16736 |
| 28 Elizabeth Street TANUNDA | House | a d | 16737 |
| 12 Fiedler Street TANUNDA | House | a d | 16738 |
| 18 Jane Place TANUNDA | Lutheran Primary School Classrooms | a c d | 17098 |
| 33 Langmeil Road TANUNDA | House (former Arrawara Winery) | a d f | 16739 |
| 51 Langmeil Road TANUNDA | Outbuilding | a d | 16740 |
| 55-61 Langmeil Road TANUNDA | House and Outbuildings | a d | 17096 |
| 76 Langmeil Road TANUNDA | House | a d | 16741 |
| 82 Langmeil Road TANUNDA | House | a d | 16742 |
| 88 Langmeil Road TANUNDA | House | a d | 16744 |
| 94 Langmeil Road TANUNDA | Veritas Winery | a d | 16745 |
| 96 Langmeil Road TANUNDA | Early Barn | a d | 16746 |
| 99 Langmeil Road TANUNDA | House | a d | 16747 |
| 101 Langmeil Road TANUNDA | Outbuildings and Cottage | a d | 16748 |
| 45-47 MacDonnell Street TANUNDA | Tanunda Club | a c d | 17097 |
| 5 Maria Street TANUNDA | House | a d | 16750 |
| 19 Maria Street TANUNDA | House | a | 16751 |
| 40 Maria Street TANUNDA | House | a d e | 16752 |
| Corner Murray Street and Julia Street TANUNDA | E.H. Coombe Monument | a | 16762 |
| 17 Murray Street TANUNDA | House | a d | 16753 |
| 18 Murray Street TANUNDA | Houses | a d | 16754 |
| 21 Murray Street TANUNDA | Tanunda Veterinary Clinic and former Anglican Rectory | a d e | 16755 |
| 32-34 Murray Street TANUNDA | Former Mill | a d | 16756 |
| 36 Murray Street TANUNDA | Former Shop and House | a d | 16757 |
| 38 Murray Street TANUNDA | Shop | a d | 16758 |
| 49 Murray Street TANUNDA | Solicitor's Offices | a d e | 16759 |
| 51-57 Murray Street TANUNDA | Tanunda Hotel | a c d | 16760 |
| 66-68 Murray Street TANUNDA | Barossa Visitors Centre | a d e | 16761 |
| 77 Murray Street TANUNDA | Tabor Lutheran Church | a c d | 16763 |
| 79-81 Murray Street TANUNDA | Library and Council Office (former Shop and House) | a c d | 16764 |
| 83 Murray Street TANUNDA | The Hub (former Shop and House) | a c d | 16765 |
| 88 Murray Street TANUNDA | Homburg's Real Estate | a d e | 16766 |
| 115 Murray Street TANUNDA | St. Paul's Lutheran Church | a | 17099 |
| 135 Murray Street TANUNDA | Tabor Cemetery | a c | 16767 |
| 21 Para Road TANUNDA | Richmond Grove Winery | a d | 16768 |
| 65 Para Road TANUNDA | Langmeil Winery, House and Outbuildings | a d | 16749 |
| 48 Paradale Drive TANUNDA | Ironstone Shed | a d | 16743 |
| 9 Seppeltsfield Road TANUNDA | Winery | a d | 17078 |
| 24 St Hallets Road TANUNDA | St. Halletts Winery | a b | 16769 |
| 963 Light Pass Road VINE VALE | House (former Rocky Valley Church) | a d | 17101 |
| Magnolia Road (between Light Pass and Nelder Roads) VINE VALE | House | a d | 17104 |
| 307 Magnolia Road VINE VALE | House | a d | 17103 |
| 41 Mengler Hill Road VINE VALE | House | a d | 17105 |
| 148 Vine Vale Road (near corner Research Road) VINE VALE | Pug Outbuildings | a d | 16770 |
| Church Street WILLIAMSTOWN | Williamstown Cemetery | a c | 17137 |
| 12 George Street WILLIAMSTOWN | St. Peters Church of England and Hall | a c d e | 17138 |
| 46 George Street WILLIAMSTOWN | House | a d | 17139 |
| 98 Glen Gillian Road WILLIAMSTOWN | Glen Gillian | a b d e | 17604 |
| 1B Little Eva Street WILLIAMSTOWN | Cottage | a d | 16791 |
| 40 Mahlo Road (Winkley Road near corner Williamstown Road) WILLIAMSTOWN | Ruins | a d | 17583 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 8 Margaret Street WILLIAMSTOWN | Church of Christ | a c d | 16792 |
| 15 Margaret Street WILLIAMSTOWN | Williamstown School | a c d | 17143 |
| Memorial Drive WILLIAMSTOWN | RSL Hall | a c | 16795 |
| 90 Old Bethel Road WILLIAMSTOWN | Farmhouse | a d | 17581 |
| 24 Queen Street WILLIAMSTOWN | Former Foresters Hall | a c d | 17163 |
| 35-39 Queen Street WILLIAMSTOWN | Post Office, Shops and attached house | a c d | 17141 |
| 41 Queen Street WILLIAMSTOWN | Attached houses | a c d | 17142 |
| 53 Queen Street WILLIAMSTOWN | House | a d | 16793 |
| 68 Queen Street WILLIAMSTOWN | House | a d | 16794 |

## Barunga West

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1154 Bews Road ALFORD | Former Pine Forest Methodist Chapel and School (now Private Residence). External form and features of the former church structure and commemorative plaque. Excludes residential additions at the rear. | a b c | 28175 |
| 2 High Street ALFORD | Alford Memorial Park. Form and features of the memorial arch structure and stone memorial, including attached plaques. | a c e | 28168 |
| 11 High Street ALFORD | Former Alford Institute (Alford Hall). External form and features of the hall. | a c d | 28171 |
| Lot 1 South Terrace (4 High Street) ALFORD | Former Strathneath Schoolroom. External form and features of the structure, including entrance porch and shelter shed incorporated under the main roof. | a c d | 28169 |
| 5-7 Third Street (cnr of South Terrace) ALFORD | Alford Hotel. External form and features of the hotel and associated verandah. | a c | 28170 |
| Lot 3 Church Road (Cnr of Church Road and Willamulka Road) BUTE | Former Willamulka Bible Christian Chapel (later Methodist Church). Exterior form and materials of the building. | a b c d | 28167 |
| 12 High Street BUTE | Former Saddlery /Shop/ Workshop (now RSL Club Rooms). External form and features of the original building, excluding detached structures at the rear and later additions. | a c | 28201 |
| 14 High Street (cnr Railway Tce/High St) BUTE | Former Bute District Hall / Supper Room (now Bute Community Gym). External form and features of the building excluding link to Soldiers' Memorial Hall. | a c d | 28203 |
| 14 High Street BUTE | Bute Soldiers' Memorial Hall. External form and features of the Hall, including 1935 additions, but excluding lean-to amenities block at the rear. | a c d e | 28202 |
| 16 Martin Street BUTE | Former Commons Memorial Hospital; Former 'Coffee Palace' (now private residence). External form and features of the building, excluding later alterations to the roof line and excluding front fence. | a c | 28209 |
| 25 Railway Terrace BUTE | Former Bute Police Station, Court House, Police Residence and Cell Block (now 'Gunner Bill's Heritage Centre'). External form and materials of the residence, including former cells and outbuildings at the rear. | a c | 28204 |
| 27 Railway Terrace cnr Second Street BUTE | Former Our Lady of the Rosary Catholic Church (now private residence). External form and materials of the church structure, and perimeter Hume iron fence located on the southern (Railway Terrace) boundary. | a c | 28207 |
| 29 Railway Terrace BUTE | Former Bute Post Office (now private residence). External form and features of the building, excluding the contemporary additions at the rear. | a c | 28208 |
| 2 South West Terrace BUTE | Bute Public School (now Bute Early Learning and Primary School). External form and materials of the 1911 school building, excluding later additions to the rear and northern elevations. | a c d | 28199 |
| 7 Third Street BUTE | Former Bute Primitive Methodist Church (later Methodist Church, later Uniting Church). External form and materials of the building including the attached stone additions at the rear. Excludes the freestanding hall behind. | a b c | 28200 |
| 2499 Upper Yorke Road BUTE | Former Wiltunga Bible Christian Church (later Methodist Church, later Uniting Church). External form and materials of original church building, excluding adjacent hall/ Sunday School. Interior painted plaques to be preserved. | a c | 28198 |
| Lot 13 Venning Road BUTE | Former Barunga Methodist Church (later Barunga School). External form and features of the former church structure. | a c | 28195 |
| 1724 Copper Coast Highway KULPARA | Former Kulpara Bible Christian Church (later Methodist, subsequently Uniting Church). External form and materials of the original (ie 1879) church structure, including front porch added in 1920, and stone cairn with foundation stone retrieved from the demolished Sunday School Hall. Excludes attached timber-framed additions (hall) to the north and east. | a b c d | 28159 |
| 2394 Copper Coast Highway KULPARA | Former Kulpara Lime Kiln. Surviving material and structures on the site relating to the lime production process, including kilns, storage areas and office. | a d | 28164 |
| 5430 Upper Yorke Road KULPARA | Kulpara Soldiers' Memorial Hall. External form and materials of the 1953 building. | c e | 28160 |
| 7 Third Street MELTON | Former Melton Valley School (now private residence). External form and features of the former school building. | a c | 28161 |
| 10 Cross Street MUNDOORA | Former Methodist Church (now Mundoora Uniting Church). External form and materials of the original church building, including stained glass windows, but excluding later additions at the rear. | a b c | 28190 |
| 589 Mundoora - Wokurna Road MUNDOORA | Former 'Tancock's Farm' (House, Cellar and Horse Trough). Exterior form and materials of stone farm structures including houses, cellar, store rooms and stone water trough. | a b d e | 28191 |
| 37 Pontifex Road PASKEVILLE | Former 'Cocoanut' Homestead (now unoccupied). External form and materials of the homestead including front and side verandahs. | a b d | 28162 |
| 2 Bay Street PORT BROUGHTON | Port Broughton Hotel (formerly Broughton Hotel). External form and features of the hotel, including various stages (1888 & 1910). | a c d f | 28181 |
| 7-9 Bay Street PORT BROUGHTON | Port Broughton Post Office and attached residence. External form and features including later porch addition but excludes timber-framed additions and detached toilet block to the rear. | a c | 28185 |
| 5 East Terrace PORT BROUGHTON | Former St Philip's Anglican Church (now private residence). External form and features of the church, including porch, nave, sanctuary and vestry; three memorial windows and timber ceilings. | a b c | 28189 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 8 Edmund Street (cnr Harvey Street) PORT BROUGHTON | Former Port Broughton Primitive Methodist Church and Memorial School Hall (now Port Broughton Uniting Church and Hall). Exterior form and features of church and hall, excluding the later link added between the two buildings. | a b c | 28177 |
| 8 Edmund Street (cnr Harvey Street) PORT BROUGHTON | Former Methodist Manse (now Uniting Church Opportunity Shop). Exterior form and features of the former manse (now Opportunity Shop). | a b | 28178 |
| 10 Edmund Street (cnr Harvey Street) PORT BROUGHTON | Former Port Broughton School (now Heritage Centre/ Museum). External form and features of the school building including early stone additions, excluding corrugated iron additions at the rear. | a c | 28176 |
| 20 Harvey Street PORT BROUGHTON | Former Port Broughton District Council Office. External form and features of the building. | a c | 28187 |
| 25 Harvey Street PORT BROUGHTON | Former Port Broughton Police Station, Police Court and Cells (now private residence). External form and features of the original police station and courtroom including any remnant structures to the rear of the property such as former police cells. | a c | 28186 |
| 22 McKay Street PORT BROUGHTON | St Margaret's Catholic Church. External form and materials of the church building, excluding brick outhouse at the rear. | a b c d | 28188 |
| Lot 488 Mundoora Road PORT BROUGHTON | Railway Culvert, Mundoora Tramway. Culvert including stone abutments on both sides and timber beams supporting the deck. | a c | 28192 |
| West Terrace, Bay Street PORT BROUGHTON | Port Broughton Jetty. Form and materials of the jetty, including the extension to the northern side, but excluding balustrading and lighting. | a b f | 28183 |
| West Terrace PORT BROUGHTON | Row of Norfolk Island Pines along West Terrace. Row of Norfolk Island Pine trees on the western side of West Terrace, extending from North Terrace to South Terrace. | a f g | 28184 |
| West Terrace PORT BROUGHTON | Port Broughton War Memorial. Monument including marble statue, granite plinth and inscribed plaques. | a c e | 28182 |
| 16 West Terrace PORT BROUGHTON | Port Broughton Masonic Lodge. External form and features of the building. Excluding later additions such as front porch. | a c | 28180 |
| 1291 Lime Kiln Road (Old Well Road, cnr Lime Kiln Road) THOMAS PLAINS | Ninnes Historic Well, Windmill and Tank. Well, stone tank and windmill. Though not the original windmill on this site, the presence of this structure serves to elucidate the functional relationship between the elements of the group. | a b c f | 28166 |
| 8 Thomas Plains Road THOMAS PLAINS | Former Thomas Plains Methodist Church (Tennis Club Rooms). External form and features of the original church structure, excluding later additions at the rear. | a b c | 28165 |
| Alford Road (cnr Coast / Tickera - Alford Road) TICKERA | Tickera Memorial Park. Monument featuring marble statue and granite plinth and base and surrounding park reserve. | a c e | 28172 |
| Broughton Terrace (Off Broughton Tce, Tickera (sec664, lot 305 Wallaroo Tce) TICKERA | Tickera Well. Well and immediate surrounds. | a | 28174 |
| 3 Third Street (cnr High Street) TICKERA | Former Tickera Primitive Methodist Church (now private residence). External form and features of the original church structure. | a b c | 28173 |
| 1727 Upper Yorke Road (lot 427) WOKURNA | Former Wiltunga School Room (now Lincolnfields shearing shed). External form and features of the building including verandahs, and any internal features relating to the use of the structure as a school room including the blackboard and bag hooks. | a c | 28194 |
| 1781 Wokurna Road WOKURNA | Wokurna Hall. External form and features of the hall, including masonry tank stand at southwestern corner, excluding 'Supper Room' addition with attached amenities block. | a b c | 28193 |

## Burnside

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 578 The Parade AULDANA | Skye Cellars; External form and original materials of rear sections of two storey cellar building. Key features include simple warehouse form, wide door openings to ground floor, arched windows to upper level, masonry walls later painted and rendered. Excludes front (west) concrete block section. | a b c d e | 8019 |
| Beaumont Common BEAUMONT | Reserve; Entire reserve and its undeveloped character, including the following significant trees: all Eucalyptus microcarpa (Grey Box) and Eucalyptus leucoxylon (South Australian Blue Gum) trees; Araucaria bidwilli (Bunya Pine) located approximately five metres south of northern boundary and 30 metres east of Sturt Place. | a c e f | 8020 |
| Caithness Avenue BEAUMONT | Quarrying Monument; The form and fabric of the 1975 sandstone monument and metal plaque. | a e | 8021 |
| 26 Cooper Place BEAUMONT | House - Holly Grange; The external form and fabric of the original 1860s bluestone house, including square tower and decorative features. Does not include front fence. | a d | 8022 |
| 1 Dashwood Road BEAUMONT | House and Trees; The external form and fabric of the c1877 stone residence and 1912/1929 additions. Notable trees include Araucaria heterophylla (Norfolk Island Pine) tree approximately 20 metres north-northeast of walkway entrance and 20 metres north of Dashwood Road; Eucalyptus microcarpa (Grey Box) tree approximately two metres north of Dashwood Road and four metres west of eastern boundary, Eucalyptus citriodora (Lemon scented Gum) approximately three metres south of northern boundary and ten metres east-southeast of Council reserve; Old Pear Tree. (Note: The stone Barn located on this site is listed on the State Heritage Register. Refer Table Bur/3) | a d e f | 8023 |
| 10 Fernleigh Avenue BEAUMONT | House - Fernleigh; External fabric and form of the 1882 stone villa with 1920s detailing. Key features include the Tuscan column verandah supports, Marseilles tile roof, rendered chimneys and notable basement floor with arched detailing. | a d | 8024 |
| 7 Green Gate Crescent BEAUMONT | House; External form and fabric of the 1906 residence. Key features include face bluestone walls, tall chimneys, eaves brackets, roof with ventilating gables and return verandah. Later extensions are excluded. | a d | 8026 |
| John Cleland Drive BEAUMONT | Trees - Davenport Olive Groves; Row of Olive trees (Olea europea) planted in 1864 by Sir Samuel Davenport and identified by a plaque. | a b | 8027 |
| 46 Katoomba Road BEAUMONT | House - Crechan; External form and fabric of the 1920s Gentleman's residence. Key features include gabled roof form, deep verandah, verandah supports and walls and timber joinery. Mature plantings including large Ash trees and Pines contribute to the setting of the building. | a d | 8028 |
| 4 Lascelles Avenue BEAUMONT | House - Sunnyside; External form and fabric of the 1880s two storeyed stone mansion. Key features include stone walls, decorative ironwork, roof form and chimneys. | a d e | 8029 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6 Schebella Court BEAUMONT | House - Karryerta; External form and original fabric of circa 1860 cottage. Key features are face bluestone walls, low scale roof to earliest section and verandah incorporated in roof line. Later alterations are excluded. | a d | 8030 |
| 10 Sunnyside Road BEAUMONT | House - Sunnyside Lodge; External form and fabric of stone lodge and associated entrance gates, gate piers and stone wall. Key features include bluestone walls, brick dressings and chimneys and drystone front boundary wall. | a d e | 8032 |
| 38 Sunnyside Road BEAUMONT | House; External form and fabric of the 1930s cottage, excluding front porch and pergola. Key features include masonry walls, timber joinery, corrugated iron roof and modest appearance. | a e | 8033 |
| 7 The Common BEAUMONT | House; External form and fabric of 1930s gentleman's residence. Key features include the distinctive Cape Dutch Gables, rendered masonry walls, round headed windows, Marseilles tile roof and chimney caps, arched porch and brick gate posts. | a d e | 8034 |
| 14 The Common BEAUMONT | House - Tower House and Retaining Wall; External form and fabric of the 1850s and 1880s components of the house, tower, and retaining wall facing the Common. Key features include bluestone walls, red brick quoins and dressings, red brick chimney, corrugated iron roof form, timber decorative detailing and gable vent. | a d f | 8035 |
| 221 Beulah Road BEULAH PARK | House - former Corner Shop; External form and fabric of former corner shop and attached residence. Key features include face bluestone walls and concave verandah to residence and 1920s shopfront and verandah to shop. | a c | 21944 |
| 221 Beulah Road BEULAH PARK | House - former Bakery; External form and fabric of circa 1870s industrial building. Key features include face bluestone wall, red brick quoining and window and door dressings, simple gable form of roof, and location and form of wall openings. | a c d | 8036 |
| 236 and 238 Beulah Road BEULAH PARK | Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing. | a d e | 8037 |
| 7 Douglas Avenue BEULAH PARK | House - Peroomba; External form and fabric of the house, excluding recent additions. Key features include bluestone walls, red brick quoins, arched red brick portico entrance, decorative eaves brackets, corrugated iron roof form, chimneys, gable vent and timber joinery. | a d | 8038 |
| 36 Glyde Street BEULAH PARK | House; External form and fabric of original brick and stone components of the c1880's cottage. Key features include bluestone facade, roof and verandah form and chimneys. | a b d | 8039 |
| 26-32 Howard Street BEULAH PARK | Row of Houses; External form and fabric of the original brick and sandstone components of the four residences. Key features include sandstone fronted facades, simple roof and verandah form and chimneys. Excludes verandah modifications and front fencing. | a d | 8040 |
| 262 Magill Road BEULAH PARK | Offices - former Shop and Residence; External form and fabric of the bluestone and brick components of the shop and attached residence. Key features include bluestone walls, red brick quoins and parapet. | a c d | 8042 |
| 1 Mathilda Street BEULAH PARK | House - former Warehouse; External form and fabric of two storey warehouse. Key features include simple gable form and paired window openings to front elevation. The adjacent new garage is excluded. | a c e | 8043 |
| 3 Mathilda Street BEULAH PARK | House - former Dance Hall; External form and fabric of former 1901 Dance Hall and later circa 1920s adaptations. Key features include face red brick walls and simple hall form. | a c e | 8044 |
| 5-7 Mathilda Street BEULAH PARK | Attached Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing. | a d e | 8045 |
| 230 Portrush Road BEULAH PARK | House; External form and fabric of the original components of the sandstone mansion. Key features include sandstone walls, roof form and decorative detailing, projecting bays, cast iron verandahs and railings and decorative details. | a d e | 8046 |
| 246 and 248 Portrush Road BEULAH PARK | Attached Houses; External form and fabric of the c1900 components of the houses. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing. | a d e | 8047 |
| 250 Portrush Road BEULAH PARK | House; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls with terra cotta tiled bands, square entrance porch, pitched corrugated iron roof and pierced timber barge board | a d e | 8048 |
| 278 Portrush Road BEULAH PARK | House - former Clayton Memorial Church Manse; External form and fabric of single storey residence. Key features include sandstone walls, concave verandah and brick window and door dressings and quoining. | a d | 8049 |
| 287-289 The Parade BEULAH PARK | Office - Heynes Nursery - former House; External form and fabric of the bluestone former house. Key features include bluestone walls, roof form and verandah and decorative details. | a e | 8050 |
| 297 The Parade BEULAH PARK | Office - former House; External form and fabric of the 1880s components of the villa. Key features include sandstone facade, rendered bay fronted window, roof form, chimneys and decorative timberwork. | a d e | 8051 |
| 309 The Parade BEULAH PARK | Korean Presbyterian Church - former Primitive Methodist Church; External form and fabric of the bluestone Church. Key features include round headed windows, pedimented gable ends, bluestone walls and timber joinery. | a c d | 8052 |
| 325-331 The Parade BEULAH PARK | Shops - Ransom's Corner; External form and fabric of the 1920s components of the shops and attached residences. Key features include original shopfront features, remaining tiling and metal glazing bars, brick parapet with projecting pilasters and Ransoms Corner sign and suspended verandah. | a b c d e | 8053 |
| 15-15A, 17, 21 Union Street BEULAH PARK | Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah, timber fascia boards, iron lace work and all decorative detailing. | a d e | 8054 |
| 9-11, 13, 15-17, 19 Vine Street BEULAH PARK | Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah, timber fascia boards, iron lace work and all decorative detailing. | a d e | 8056 |
| 29 Chisholm Avenue BURNSIDE | House; External form and fabric of the original random stone cottage. Key features include bluestone walls, red brick dressings, corrugated iron roof form and chimney. Also includes mature red gum tree. | a d | 8057 |
| Sec. 320 Glynburn Road BURNSIDE | Former Tram Poles; Form, and location of the former tram poles. | a c e | 18909 |

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|---|---|---|---|
| 470 Glynburn Road BURNSIDE | House; External form and fabric of 1925 Bungalow style residence. Key features include face freestone walls, Kentish gabled verandah with stone and brick pillars and balustrade, strapped gable end. | a d e | 8059 |
| 502 Glynburn Road BURNSIDE | Burnside Post Office; External form and fabric of the c1903 red brick post office. Key features include face red brick work, bull nosed verandah, timber eaves brackets, roof form and brick chimney. | a c d | 8061 |
| 574 Greenhill Road BURNSIDE | House; External form and fabric of the c1885 bluestone symmetrical cottage, c1905 wing extension on the western side and front picket fence. Key features include bluestone walls, concave verandah, cast iron detail and balustrade, roof form and chimneys and mature red gums and conifers on the property. | a d | 8062 |
| 1 High Street BURNSIDE | Burnside School Memorial Gates; Form and fabric of the 1928 memorial gates. Key features include glazed brick pillars, Marseilles tile roof and timber gates. | a d e | 8064 |
| 28 High Street BURNSIDE | House; External form and fabric of the 1880 stone building. Key features include stonework, roof form, bay window and decorative detailing. | a d e | 8065 |
| 35 High Street BURNSIDE | Shop - former Lockwood's Store; External form and fabric of the circa 1870s corner store. Key features include masonry walling, but not later adaptation or verandah elements. | a c e f | 8066 |
| 64 High Street BURNSIDE | House; External form and fabric of the 1878 stone villa. Key features include stone walls, return verandah, roof form, chimneys and decorative detailing. | a d e | 8068 |
| Hubbe Court BURNSIDE | Hubbe Court Reserve; Open Space; Ficus macrophylla (Moreton Bay Fig) tree approximately 20 metres north-northwest of parking bay kerb; Magnolia grandiflora (Evergreen Magnolia) tree approximately 30 metres north-northwest of parking bay kerb; Eucalyptus camaldulensis (River Red Gum) trees. | a b c e | 8069 |
| 56 Lockwood Road BURNSIDE | House - Undelcarra Lodge, Gateposts and Walls; Form and fabric of the c1880 former gate lodge, boundary walls and cast iron and masonry gate posts. Key features include sandstone walls, red brick dressings, timber joinery, arched entrance porch, roof form and chimney and decorative detailing. | a d e | 8070 |
| 88 Lockwood Road BURNSIDE | Burnside Christian Church and Chapel; External form and fabric of the 1939 red brick church building. External form and fabric of the 1899 front section of stone chapel. Key features of church include simple plan form, brick walls, stained glass windows and simple detailing. Key features of chapel front include bluestone walls and simple detailing. | a b c d | 8071 |
| 90 Lockwood Road BURNSIDE | House - Lockwood House; External form and fabric of the 1884 bluestone villa. Key features include symmetrical design, roof and verandah form, chimneys and decorative detailing. | a d | 8072 |
| 92 Lockwood Road BURNSIDE | House - Lockwood Cottage; External form and fabric of the bluestone cottage. Key features include single fronted design, bluestone walls, red brick dressings, roof and verandah form, chimney and decorative detailing. | a d | 8073 |
| 12A Moorcroft Court (& Lot 16 Warren Street) BURNSIDE | Bridge & Garden - formerly part of the Moorcroft Estate; Open Space; Eucalyptus camaldulensis (River Red Gum) trees; Stone bridge (on Second Creek Reserve). | a b c e | 8075 |
| 19 Nilpinna Street BURNSIDE | House- Ivymeade; External form and fabric of the 1870 two storey stone mansion. Key features include sandstone walls, arcaded lower level, mansard roof tower, roof and verandah form, chimneys. | a b d e | 8076 |
| 27 Nilpinna Street BURNSIDE | House - former Coach House to Ivymeade (19 Nilpinna St); External form and fabric of former coach house. Key features include stone and brick work and utilitarian design and detailing. | a b d | 8077 |
| 1 Norwich Avenue BURNSIDE | House; External form and fabric of the 1877 stone residence (excluding the front pillars). Key features include symmetrical design, sandstone walls (excluding paintwork), chimneys and decorative detailing. | a d | 8078 |
| 6 Wyatt Road BURNSIDE | House, Outbuildings and Wall - Wimbourne; External form and original fabric of the 1883 residence and associated outbuildings and wall. Key features include stone walls, roof form, chimney. | a d e | 8079 |
| 1A Young Street BURNSIDE | House; External form and fabric of two storey residence. Key features include Gorebat (concrete panels) walls, terra cotta tiled roof. | d | 8080 |
| 8-18 Young Street BURNSIDE | Attached Houses - Knox Homes; External form and fabric of the 1929 set of three paired face brick residences. Key features include brickwork, peaked gables symmetrical, repetitive design, chimneys and chimney pots, leadlight windows and restrained detailing. | a b e | 8081 |
| 11 Young Street BURNSIDE | Stone Wall - former boundary wall of The Waldrons; Form, fabric and alignment of random stone wall. | a d | 8082 |
| 13 Young Street BURNSIDE | Stone Wall - former boundary wall of The Waldrons; Form, fabric and alignment of random stone wall. | a d | 8083 |
| 36 Young Street BURNSIDE | House; External form and fabric of the 1850s cottage and 1880s extensions. Key features include random stone construction, symmetrical design, chimneys, sash windows and restrained detailing. | a d | 8084 |
| Lot 130 DP 10202 (Adjacent 66 Hallett Road) BURNSIDE | Gate Posts - Andrews Walk; Form and fabric of gate posts. Two pairs of red brick pillars linked by low bluestone wall and cast iron palisade. | a d e | 18910 |
| 11 Cleland Avenue DULWICH | House; External form and fabric of the 1895 bluestone villa. Key features include bluestone walls, return verandahs, projecting front gable and decoration, chimneys, corrugated iron roof and its design which is the reverse of its neighbour at 15 Cleland Avenue. | a d | 8085 |
| 15 Cleland Avenue DULWICH | House; External form and fabric of the 1895 bluestone villa. Key features include bluestone walls, return verandahs, projecting front gable and decoration, chimneys, corrugated iron roof and its design which is the reverse of its neighbour at 13 Cleland Avenue. | a d | 8086 |
| 64A-68 Dulwich Avenue DULWICH | Shops; External form and fabric of the original shopfronts. Key features include the retail use, tiled stall boards and windows and door openings. Excludes continuous bull-nose verandah and modern parapet. | a c | 8087 |
| 275 Greenhill Road DULWICH | House; External form and fabric of the 1886 bluestone villa. Key features include symmetrical design, bluestone walls, roof form and return verandah with cast iron detailing and semi-circular gable detail, chimneys and large window and door openings. | a d e | 8088 |
| 1 Stuart Road DULWICH | House and portion of Garden - Dulwich House; External form and fabric of 1880 single storey residence. Key features include face stone walls, slate tiled roof and brick chimneys, verandahs with cast iron trim and expansive garden setting, but not including that part of the garden situated within 25 metres of the western boundary of the allotment. | a d | 8089 |
| 5A-5H Stuart Road DULWICH | Shops; External form and fabric of the original shopfronts. Key features include the retail use, tiled stall boards and window and door openings. Excludes continuous bullnose verandah and modern parapets. | a c | 8090 |
| 20 Stuart Road DULWICH | Shops/Offices - Melba - former Lodge and Picture Theatre; External form and fabric of the 1902 brick building. Key features include rendered parapet detail, ornate metal awning brackets, leadlight glass, metal shopfront details and marble threshold and steps. | a c d | 8091 |

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|---|---|---|---|
| 22 Elizabeth Street EASTWOOD | House; External form and fabric of the c1800 sandstone and brick cottage. Key features include simple design and roof form and eaves brackets. Excludes 1999 detached dwelling and carport at rear of cottage. | a d e | 8092 |
| 27-31 Glen Osmond Road EASTWOOD | Shops; External form, fabric and function of the 1920s row of four shops. Key features include original stall board tiling and shop window surrounds, shop front configuration, suspended awning and parapet. | a c d | 8093 |
| 33-37 Glen Osmond Road EASTWOOD | Shops; External form, fabric and function of the 1878 row of three shops. Key features include shopfront configuration and timber window frames and doors. Excludes cladding of the shopfronts, awning and awning sign. | a b c | 8094 |
| 39 Glen Osmond Road EASTWOOD | Shop and House; External form and function of the 1880 two storey building. Key features include the configuration of the shop/residence and two storey verandah element. Excludes extension on southern side and cladding on the shopfront. | a c | 8095 |
| 41 Glen Osmond Road EASTWOOD | Shop/Office; External form, fabric and function of the 1882 former shop. Key features include the original shop window configuration, bluestone walls, incised quoins, parapet detail and the configuration of the reconstructed verandah. | a b c d | 8096 |
| 43 Glen Osmond Road EASTWOOD | Office - former Shop and Attached Residence; External form and fabric of the 1880s former shop and residence. Key features include the configuration of the shop and residence, roof form and chimney and parapet detail. | a d | 8097 |
| 47 Glen Osmond Road EASTWOOD | Nursing Home - Anaster - former Residence; External form and fabric of the 1877 bluestone building. Key features include projecting gable ended wings and bay windows, Bluestone walls, rendered dressings and prominent chimneys. Excludes aluminium tile roof cladding and extensions to the original house. | a d | 8098 |
| 71 Glen Osmond Road EASTWOOD | Office - former Shop and Residence; External form and fabric of the 1884 two storey building. Key features include rendered Italianate facade and stone walls. | a c d | 8099 |
| 73-79 Glen Osmond Road EASTWOOD | Row of Shops and Residences - Hogg's Buildings; External form and fabric of the 1884 row of two storey shop/ residences (excluding the rear of the building). Key features include parapet and central pediment, chimneys, upper level verandah, French timber doors and the lower level verandah and shopfront configuration. | a d e | 8100 |
| 81 Glen Osmond Road EASTWOOD | Shop; External form, fabric and function of the 1910 shop. Key features include original shopfront and parapet. | a c d | 8101 |
| 95 Glen Osmond Road EASTWOOD | Eastwood Community Centre - former Chapel; External form and fabric of the 1880 stone building and painted brick wing additions. Key features include pitched roof form, stone walls, leadlight windows and rendered dressings. | a c d | 8102 |
| 97-99 Glen Osmond Road EASTWOOD | Attached Shops; External form and fabric of the 1883 attached pair of masonry shops. Key features include rendered parapet detailing and verandah form and spandrel ends. | a c d | 8103 |
| 23 John Street EASTWOOD | Original House; External form and fabric of the c1882 bluestone cottage. Key features include original cottage form, bluestone walls and chimney. Excludes brick front fence and rear brick extension. | a d | 8104 |
| 28 John Street EASTWOOD | House; External form and fabric of the 1882 single fronted sandstone cottage. Key features include sandstone walls, brick-edged ventilators, scalloped bargeboards and verandah form. | a d | 8105 |
| 35 John Street EASTWOOD | Original House; External form and fabric of the 1882 double-fronted bluestone cottage. Key features include roof and verandah form, chimneys and bluestone walls. Excludes rear extension and front fence. | a d | 8106 |
| 1 Main Street EASTWOOD | Shop; External form and fabric of the early masonry commercial building. Key features include simple form and parapet detailing. | a d | 8107 |
| 3 Main Street EASTWOOD | House; External form and fabric of the 1880 bluestone cottage. Key features include roof and verandah form, chimneys and decorative detailing. Excludes front fence. | a d | 8108 |
| 35 Main Street EASTWOOD | House; External form and fabric of the 1883 sandstone cottage. Key features include roof and verandah form and sandstone walls. | a d | 8109 |
| 41 Main Street EASTWOOD | House; External form and fabric of the 1883 bluestone cottage. Key features include roof and verandah form and sandstone walls. | a d | 8110 |
| 446 Glynburn Road (cnr Roslind Street) ERINDALE | Stone Wall - former boundary of the now demolished 'Moorcroft', formerly 'The Waldrons'; Form, fabric and alignment of 1875 random stone boundary wall. | a d | 8111 |
| 4 Lock Avenue ERINDALE | House; External form and fabric of 1912 bungalow. Key features include face red brick and render walls, terracotta tiled roof, brick and timber elements to verandah and tall, masonry chimneys with chimney pots. | a d | 8112 |
| 20 Lockwood Road ERINDALE | House; External form and fabric of 1938 two storey inter-war functionalist residence. Key features include painted rendered masonry walls, metal framed windows with tiled sills, semi-circular front bay window. | a d | 8113 |
| Ashley Avenue GLEN OSMOND | Park - former gardens of 'Benacre'; Open space and plantings within the park. Key feature is the Melia azeradach (White Cedar) tree approximately ten metres north of Ashley Avenue kerb. | a b | 8115 |
| 1A Ashley Avenue GLEN OSMOND | House ('Benacre Mews, former coach-house to 'Benacre'); External form and fabric of the 1869 bluestone former coach house. Key features include symmetrical configuration, bluestone walls, sandstone dressings, and chimneys. | a b d e | 8116 |
| 1 Benacre Close GLEN OSMOND | Benacre Fence and Gate Posts; Form, fabric and location of the 1870s masonry and render gateposts and cast iron fence and plinth. (Note: 'Benacre' is entered in the State Heritage Register. Refer Table Bur/3). | a d f | 8117 |
| 4 Blyth Street GLEN OSMOND | House; External form and fabric of the pre 1850 four roomed core of the masonry cottage. Key features include its low scale and early wall materials. | a e | 8118 |
| 8 Blyth Street GLEN OSMOND | Woodley Mine Shaft; Opening to early mine shaft associated with Glen Osmond Mine (Note: Glen Osmond Mine is entered in the State Heritage Register. Refer Table Bur/3). | a c d | 8119 |
| 32 Fowlers Road GLEN OSMOND | House - Warrawee; External form and fabric of the 1898 painted bluestone house. Key features include masonry walls and rendered quoins. Excludes later extensions and paint to bluestone walls. | a d | 8120 |
| Lot 7 Jikara Drive GLEN OSMOND | Open Space and Adit Entrance GV Allen Mining Reserve; Reserve and adit associated with Wheal Augusta Mine. Key features include the adit entrance, bluestone walls, railway tracks and interpretive signs. | a d e | 8122 |

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|---|---|---|---|
| 32 Myrona Avenue GLEN OSMOND | House - Glen Holme; External form and fabric of the bluestone house. Key features include face bluestone walls with brick quoining and window and door dressings, face red brick chimneys, and timber verandah posts and joinery. | a d | 8124 |
| 548 Portrush Road GLEN OSMOND | Abergeldie Hospital; The external front facade of the 1860-1870s two storey stone mansion only. Key features include the Italianate square tower and square ridge cresting, roof and verandah forms and decorative detailing, bluestone walls and rendered dressings. Excludes hospital extension at rear and side. | a d f | 8125 |
| 594 & 596 Portrush Road GLEN OSMOND | St Saviour's Hall and Rectory; External form and fabric of the 1883 stone dwelling and 1898 stone and brick hall. Key features include stone and brickwork, roof form, roof vents, chimneys and decorative detailing. Excludes additions to the northern side of the hall. | a c d | 8126 |
| 637 Portrush Road GLEN OSMOND | Queens Lane Reserve; Open space, retaining bluestone wall and trees. | a e | 8129 |
| Pridmore Road (adjacent to 5A) GLEN OSMOND | St Saviour's Cemetery Hitching Rail; Form, fabric and location of the timber post and rail structure and metal rings. | a b f | 8128 |
| 5A Pridmore Road GLEN OSMOND | St Saviour's Cemetery; Original extent of 1850s cemetery reserve and all early gravestones and monuments, planting and fencing. | a c d f | 8127 |
| Sunnyside Road GLEN OSMOND | Stone Quarry; Extent of original 1850s freestone quarry, associated with mining activities | a f | 8130 |
| Sunnyside Road GLEN OSMOND | O G Main Shaft Site; Location of Shaft site in road reserve | a | 8132 |
| 83 Sunnyside Road GLEN OSMOND | Victoria Shaft Site; Not accessible, on private land | a | 8131 |
| 16 Vine Lane GLEN OSMOND | House; External form and fabric of the 1856-1882 stone cottage. Key features include roof form and slate cladding, verandah form and cast iron frieze. | a d | 8133 |
| 16A Vine Lane GLEN OSMOND | House - former Stables; External form and fabric of the c1880s bluestone building, excluding extensions to the rear and side. | a d f | 8134 |
| 9 Woodley Road GLEN OSMOND | House, Fence and Gates - Arranmore; External form and fabric of the 1885 single storey bluestone mansion, entrance gates, lamps and fence. Key features include bluestone walls, rendered dressings, cast iron verandah details, roof form and chimneys. Excludes extensions to the rear and side. | a d | 8135 |
| 12 Woodley Road GLEN OSMOND | House; External form and fabric of the 1885 single storey bluestone mansion. Key features include projecting gable wing, bluestone walls, roof and verandah form and decorative detailing. | a d | 8136 |
| 1A Allinga Street GLENSIDE | Knoxville Bible Church and Trees; External form and fabric of 1886 octagonal church building. Key features include corrugated iron roof with central ventilator, dormer windows with stained glass, rendered masonry walls with cast iron vents and timber doors. Also includes trees on site, eucalypts and conifers. | a d | 8137 |
| 1 Conyngham Street GLENSIDE | Water Tower; External form and fabric of the 1946 circular reinforced concrete structure. | a c f | 8138 |
| 20 L'Estrange Street GLENSIDE | House; External form and fabric of the 1885 bluestone and brick dwelling. Key features include bluestone walls, brick dressings, concave verandah, roof form and chimneys and gable end wing. | a d | 8140 |
| 37 L'Estrange Street GLENSIDE | House; External form and fabric of the 1914 pressed metal clad cottage. Key features include pressed metal cladding and roof and verandah form. | a d | 8141 |
| 32 Bevington Road GLENUNGA | House; External form and fabric of the 1923 sandstone dwelling. Key features include rock face freestone walls, roof form and materials and sandstone tapered chimneys. | a d | 8143 |
| 51 Bevington Road GLENUNGA | House and Fence; External form and fabric of the c1930 rendered masonry dwelling. Key features include the unusual design, projecting segmental bay to the front elevation, gabled entrance porch, roof form and ventilators, decorative detailing and random bluestone front fence. | a d | 8145 |
| 8 Dalaston Avenue GLENUNGA | House and Fence; External form and fabric of the 1925 brick bungalow and front brick fence. Key features include brick walls, circular verandah columns and decorative detailing, Marseilles tile roof, gablet and chimneys. | a d | 8146 |
| 7 Fowlers Road GLENUNGA | House and Fence; External form and fabric of the 1939 two storey red brick residence. Key features include the red brick walls, Marseilles tile roof, tall brick chimneys, timber windows and decorative detailing. | a d | 8147 |
| 27 Fowlers Road GLENUNGA | House; External form and fabric of the c1900 sandstone house. Key features include sandstone walls and roof form and chimneys. Excludes later alterations. | a d e | 8148 |
| Kingsley Avenue GLENUNGA | Row of Date Palms; Location and alignment of the fourteen mature Canary Island Date Palms. | a f | 8149 |
| 595 Portrush Road GLENUNGA | House - Rosebank; External form and fabric of the 1898 single storey bluestone mansion (excluding the 1930's extension). Key features include face bluestone and brick detailing to openings and vents, verandah form linking the two gable ended projecting wings, and decorative timber detailing. | a d | 8150 |
| Lot 525 Doonoon Avenue HAZELWOOD PARK | CAFHS Building; External form and fabric of small masonry health centre. Key features include red brick walls, random coursed sandstone, terracotta tiled roof. | a b c | 8152 |
| Lot 525 Doonoon Avenue (Wood Park Reserve) HAZELWOOD PARK | Olive Crusher Monument; All elements of the monument including crushing stones and book leaf slate supports to cross beam and wheel. | a e | 8153 |
| 518 Greenhill Road HAZELWOOD PARK | Linden Lodge; External form and fabric of the circa 1860s original gate house to Linden. Key features include bluestone walls, rendered quoins and window dressings, slate roof. | a d | 8155 |
| Adj. 518 Greenhill Road HAZELWOOD PARK | Trees; Two Ficus macrophylla (Moreton Bay Fig) trees on road reserve approximately 60 metres west of Lancelot Avenue. | a e | 8154 |
| Hazelwood Avenue HAZELWOOD PARK | Brick Bridge, Stone Abutments and Walls; Form and construction of double arched brick bridge and riverstone abutments, random stone wing walls crossing First Creek within Hazelwood Park Reserve. | a d | 8156 |
| 20 Howard Terrace HAZELWOOD PARK | House; External form and fabric of 1884 cottage. Key features include sandstone walls, brick quoining and bellcast roof to simple verandah form. | a d | 8158 |
| 52,54,56 Knightsbridge Road HAZELWOOD PARK | Houses; External form and fabric of row of three 1880-1890 cottages. Key features include bluestone walls, bull-noses verandahs, corrugated iron roofs and symmetrical form. | a d | 8159 |
| 62,64 Knightsbridge Road HAZELWOOD PARK | Houses; External form and features of pair of circa 1885 cottages. Key features include bluestone walls, and verandah with bell cast roof form and cast iron trim. | a d | 8160 |
| 10 Olive Grove HAZELWOOD PARK | House; External form and fabric of two storey 1940 residence. Key features include Art Deco/Moderne detailing including front windows with curved front glass and rounded corners, incised lines in render detailing and render finish to walls. | a d | 8161 |
| 29 Brigalow Avenue KENSINGTON GARDENS | Kensington Gardens Uniting Church; External form and fabric of 1915 chapel. Key features include simple plan form, face sandstone walls, simple render detailing and projecting sandstone porch. | a c d | 8162 |

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|---|---|---|---|
| 61 Cuthero Terrace KENSINGTON GARDENS | House; External form and fabric of residence. Key features include steeply pitched Marseilles tiled roof, projecting gables, face red brick walls with rendered base, and simple timber verandah detailing. | a d e | 8163 |
| 16 East Terrace KENSINGTON GARDENS | St Edward The Confessor Anglican Church; External form and fabric of church (excluding the front western elevation). Key features include face red brick front wall, and rendered and brick side walls. | a c | 8164 |
| 38 East Terrace KENSINGTON GARDENS | House; External form and fabric of 1915 bungalow. Key features include sandstone walls with red brick detailing, timber joinery, steeply pitched corrugated iron roof with roof gablets and brick chimneys. | a d | 8165 |
| 300 Glynburn Road KENSINGTON GARDENS | Tree; Holm Oak (Quercus ilex) tree approximately two metres from eastern boundary and four metres from northern boundary. | a f g | 8166 |
| 344 Glynburn Road KENSINGTON GARDENS | House; External form and fabric of 1917 two storey residence. Key features include rendered masonry walls, terracotta tiled roof form, and leadlight windows. | a d | 8167 |
| 364 Glynburn Road KENSINGTON GARDENS | House; External form and fabric of 1929 two storey gentlemen's residence. Key features include classical elements including square and Tuscan columns, projecting two storeyed verandah portico, and Marseilles tiled roof. | a d | 8168 |
| 372 Glynburn Road KENSINGTON GARDENS | House; External form and fabric of 1925 single storey bungalow. Key features include rock face sandstone walls, Marseilles tiled roof and projecting gables in roof form. | a d | 8169 |
| 416 Magill Road KENSINGTON GARDENS | House and Shop; External form and fabric of 1920s shop and attached house. Key features include detailed parapet, brown glazed brickwork (painted and unpainted), original elements of shopfront and slate threshold, and terracotta tiled roof to shop and house. | a b d | 8171 |
| 444 Magill Road KENSINGTON GARDENS | House - Brentnall; External form and fabric of 1910 single storey residence (excluding the front gates and the recent additions to the southern and eastern elevations). Key features include sandstone walls, cornered turret and timber fretwork and balustrade to verandah. | a d | 8172 |
| 470 Magill Road KENSINGTON GARDENS | House; External form and fabric of 1930 single storey residence. Key features include Tudor styled high pitched gabled Marseilles tiled roof, pillow faced sandstone walls, arched verandah and entrance porch openings. | a d | 8173 |
| 472 Magill Road KENSINGTON GARDENS | House; External form and fabric of 1930 single storey residence. Key features include Tudor styled high pitched gabled Marseilles tiled roof, pillow faced sandstone walls, and verandah support columns. | a d | 8174 |
| 37 Myall Avenue KENSINGTON GARDENS | House; External form and fabric of 1913 residence. Key features include cast concrete walls and square pillar verandah supports, and expansive roof form with gable projections. | a d | 8175 |
| 48 Myall Avenue KENSINGTON GARDENS | House; External form and fabric of 1918 single storey bungalow. Key features include single ridge form roof with Marseilles tiles, flat projecting dormer window, brown glazed bricks at base of verandah, face red brick walls and weatherboard gable ends. | a d | 8176 |
| 23 Roslind Street KENSINGTON GARDENS | Former Coach House; External form and fabric of 1885 Coach House and 1920s elements. Key features include face sandstone and rendered walls, brick quoins, window dressings and gable end detailing, render wall sections to projecting central 1920s porch, and corrugated iron roof. | a d | 8178 |
| 14 South Terrace KENSINGTON GARDENS | House; External form and fabric of 1921 gentlemen's residence including face red brick walls, expansive terracotta tiled roof form, and column verandah support. | a d | 8179 |
| 420 The Parade KENSINGTON GARDENS | Tram Switching Station; External form and fabric of small c1910 masonry structure. Key features include face brick walls with masonry band, terra cotta tiled roof with timber brackets, and timber doors. | a c d | 8181 |
| 420-432 The Parade KENSINGTON GARDENS | Kensington Gardens Reserve; Extent of reserve. Key features include natural bushland including creek, mature Eucalyptus camaldulensis (River Red Gums), exotic planting and sporting facilities. | a c e f | 8180 |
| 421 The Parade KENSINGTON GARDENS | House; External form and fabric of 1919 two storeyed residence (excluding trees and all recent extensions). Key features include sandstone and rendered walls, Marseilles terracotta tiled roof, large overhanging verandah gables and eaves. | a d e | 8182 |
| 439 The Parade KENSINGTON GARDENS | House; External form and fabric of 1912 residence. Key features include complicated roof form of Marseilles tiled roof, projecting gables within roof, verandah with timber posts and fretwork, and brick walls. | a d | 8183 |
| 31 West Terrace KENSINGTON GARDENS | House; External form and fabric of 1916 Spanish Mission style residence. Key features include expansive floor plan, semi-circular terracotta roof tiles, low pitched roof, chimneys with tiled capping, arcaded front elevation, column supports for vaulted arcades, timber joinery and solid shutters, timber gate posts and wrought iron entrance arch. | a d | 8184 |
| 6 Alpha Street KENSINGTON PARK | Former Bus Depot; External form and fabric of former bus depot. Key features include face red brick walls, heavy concrete lintels, timber entrance and simple industrial form to Alpha Street. | a e | 8187 |
| 8 Alpha Street KENSINGTON PARK | House and Front Fencing; External form and fabric of 1883 stone residence. Key features include hipped roof form, concave verandah, stone walls, cast iron and masonry fence with masonry capped pillars. | a d | 8188 |
| 10 Alpha Street KENSINGTON PARK | House and Front Fencing; External form and fabric of 1883 stone residence. Key features include hipped roof form, concave verandah, stone walls, cast iron and masonry fence with masonry capped pillars. | a d | 8189 |
| 8 Desaumarez Street KENSINGTON PARK | House; External form and fabric of 1895 bluestone residence. Key features include asymmetrical plan, bluestone walls, ornate rendered window dressings to front gable, bull-nose return verandah and cast iron verandah posts and trim. | a d | 8190 |
| 9 Desaumarez Street KENSINGTON PARK | House; External form and fabric of 1897 residence. Key features include symmetrical plan, bluestone walls, bull-nose front verandah with central gable detail, and cast iron trim to verandah. | d | 8191 |
| 347 Glynburn Road KENSINGTON PARK | House - Halton Brook; External form and fabric of early residence including 1840s and 1860s sections. Key features include masonry walls, late tiled roof, pointed arched wall vents and low chimneys. | a d e | 8192 |
| 365 Glynburn Road KENSINGTON PARK | House; External form and fabric of single storey section of residence. Key features include terracotta tiled roof and projecting verandahs, projecting gable detail with rough render and strapping, masonry walls and tiled window hoods. | a d | 8194 |
| 381 Glynburn Road KENSINGTON PARK | House; External form and fabric of 1882 residence and front fence. Key features include sandstone walls and rendered masonry bay window element, corrugated iron roof, rendered window and door dressings and quoining, and masonry and cast iron fence to Glynburn Road. | a d | 8195 |
| 2 Holden Street KENSINGTON PARK | House; External form and fabric of circa 1935 two storey brick residence. Key features include face red brick walls with rendered eaves panels and concrete tiled roof, projecting garage with roof deck, timber window and door joinery, and shutters. | a d e | 8196 |

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|---|---|---|---|
| 21 McKenna Street KENSINGTON PARK | House; External form and fabric of 1956 residence. Key features include dressed Mount Gambier stone curved walls and flat roof. | d | 8198 |
| 3 Oval Terrace KENSINGTON PARK | House; External form and fabric of circa 1901 residence. Key features include face sandstone walls, gable end with timber bargeboard strapping and narrow fluted corrugated iron infill, timber joinery and rendered window and door surrounds and quoins. | a d | 8200 |
| 4-5 Oval Terrace KENSINGTON PARK | Attached Houses; External form and fabric of attached pair of 1884 cottages. Key features include face bluestone walls, rendered door and window dressings and quoins, and face red brick chimneys. | a d | 8201 |
| 6 Oval Terrace KENSINGTON PARK | House; External original form and fabric of 1884 single fronted cottage. Key features include overall cottage and roof form. Later infill to verandah and additional decoration are not included. | a d | 8202 |
| 7-20 Oval Terrace KENSINGTON PARK | Perth Cottages; External fabric and form of attached row of single fronted cottages. Key features include roof forms of stages of cottages including projecting parapet walls, face brick chimneys, projecting gables and corrugated iron roofing. Also sandstone and brick wall materials, details and dressing, and verandah forms. | a d | 8203 |
| 27 Park Road KENSINGTON PARK | House and Front Fence; External form and fabric of 1865 single storey residence. Key features include face bluestone walls, bull-nose verandah with cast iron posts and detailing embellished by timber barge boards and timber finials, masonry and cast iron fence. | d | 8204 |
| 36 Park Road KENSINGTON PARK | House; External form and fabric of 1903 residence. Key features include face sandstone wall, simple roof form and verandah. Later additions are not included. | a d | 8205 |
| 40 Park Road KENSINGTON PARK | House - Carlshurst; External form and fabric of 1884 two storey stone residence. Key features include sandstone walls, extensive return verandahs with cast iron posts and detailing, and sandstone and cast iron fence to Park Road, and gates to Pembroke Street. | a d | 8206 |
| 10-28 Shipsters Road KENSINGTON PARK | Houses; External form and fabric of early 1880s row of cottages. Key features include face bluestone or sandstone front walls, simple verandahs and cast iron bracketing. Later extensions are excluded. | a d | 8207 |
| 40-44 and 46-50 Shipsters Road KENSINGTON PARK | Attached Houses; External original form and fabric of attached cottages. Key features include roof forms, brick walls and bluestone side walls. Reconstructed verandahs are excluded. | a d e | 8208 |
| 52-58 Shipsters Road KENSINGTON PARK | Houses; Current external form and fabric of former ground floor of 1881 Kensington Hotel. Key features include original form of entrance to hotel, early timber joinery and face stone walls. | a c d e | 8209 |
| The Parade (near cnr Shipsters Road) KENSINGTON PARK | Tram Pole; Form and location of former cast iron tram pole. | a c f | 8210 |
| 341 The Parade KENSINGTON PARK | House; External form and fabric of the 1870s sandstone Italianate villa. Key features include the design and face sandstone walling, rendered dressings, cast iron freize, decorative features, roof form and chimneys and unusual return verandah between the two projecting wings. | a d | 8211 |
| 342 The Parade KENSINGTON PARK | House - Bills House; External form and fabric of 1890s two storey bluestone residence. Key features include substantial verandah areas, substantial encircling verandahs with cast iron trim to upper level and timber boarding to lower level, moulded rendered door and window surrounds and quoining, moulded chimneys, and projecting ground floor gable entrance porch with cast iron detailing. | a d e | 8212 |
| 350 The Parade KENSINGTON PARK | Kensington Park Reserve; Extent of reserve. Key features include upgraded grandstand and public facilities. | a c e f | 8213 |
| 363 The Parade KENSINGTON PARK | House; External form and fabric of 1899 residence. Key features include expansive asymmetrical plan, detailed moulding to chimneys, window and doors surrounds and quoining, bull-nose verandah with drum entrance on eastern verandah end and pierced timber bargeboards. | a d | 8214 |
| 379 The Parade KENSINGTON PARK | House; External form and fabric of circ 1930 single storey residence. Key features include face brick walls, projecting bays, steeply pitched roof and gable profiles, arched and detailed brick entrance to gabled porch, semi-circular window openings to upper gables and matching brick fence. | a d | 8215 |
| 16 Toowong Avenue KENSINGTON PARK | Flats, former house - Seaton; External form and fabric of two storey 1883 stone mansion. Key features included moulded detailing to eaves and gables, triple windows to both levels of projecting front wing, encircling verandahs with rear sections, cast iron columns, and cast iron frieze, bracketing and balustrading. | a d | 8216 |
| 1 Uxbridge Street KENSINGTON PARK | House; External form and fabric of 1882 symmetrically fronted residence. Key features include face bluestone walls, early concave verandah with original timber mouldings on posts and cast iron frieze and bracketing, and eaves brackets. | a d | 8217 |
| 5,7,9 Uxbridge Street KENSINGTON PARK | Houses; External form and fabric of three 1883 single fronted residences. Key features include render detail to elevations, ornate pediments with scrolled consoles and projecting sculptured faces at ether end of simple convex verandah form, and rendered masonry walls. | a d | 8218 |
| 37-41 Uxbridge Street KENSINGTON PARK | Houses; External form and fabric of three 1883 attached dwellings. Key features include asymmetric plan, projecting front gable with pierced bargeboards, concave verandah to southern wing, sandstone (painted) walls, and cast iron bracketing to verandah. | a d | 8219 |
| 3 Walsall Street KENSINGTON PARK | House; External form and fabric of circa 1894 Italianate villa. key features include segmental projecting bay, ornate coving to eaves, cast iron verandah detailing and cresting on projecting bay, paired octagonal chimneys with terracotta chimney pots and sandstone walls. | a d | 8220 |
| 56 Yeronga Avenue KENSINGTON PARK | House - Tarndamia; External form and fabric of 1900 residence. Key features include complicated roof form with projecting gables, encircling verandah with square columns, timber bracketing to gable ends, rough faced sandstone walls. | a d | 8221 |
| 419 Glynburn Road LEABROOK | House - Dawley; External form and fabric of substantial 1905 gentlemen's residence. Key features include expansive terracotta tiled roof, projecting strapped gables, tiled verandah with paired column supports, semi-circular arched window element, central pitched dormer window, tall brick chimneys and brick walls. | a d e | 8222 |
| 455 Glynburn Road LEABROOK | Knightsbridge Baptist Church; External form and fabric of 1884-5 church. Key features include arcaded front porch, two storey front elevation with blind arcading and attached pilasters, face bluestone walls with rendered detailing, balustraded parapet, and overall plan. | a c d f | 8223 |
| 42 Godfrey Terrace LEABROOK | House; External form and fabric of 1911 single storey residence. Key features include face sandstone walls, rendered door and window dressings, and verandahs. | a d | 8224 |
| 44 Godfrey Terrace LEABROOK | House; External form and fabric of 1940 two storey inter-war functionalist dwelling. Key features include face yellow brick walls, curved front wing, metal framed windows and terra cotta tiled roof. Also includes brick and iron fence. | a d | 8225 |

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|---|---|---|---|
| 252 Kensington Road LEABROOK | Former Marryatville Primary School; External form and fabric of original 1880s school building. Key features include steeply pitched gabled roof with tall gabled elevations and projecting gable wing to Kensington Road boundary, tall brick chimneys with moulded detailing, brick banding and quoining, and verandahs and other elements. | a c d f | 8226 |
| 286 Kensington Road LEABROOK | Kensington Park Uniting Church - former Methodist Church; External form and fabric of 1904 church building. Key features include face random bluestone walls, simple render detailing to semi-circular windows and entrance door, attached square pilasters and pedimented front gable. | a c d f | 8227 |
| 288 Kensington Road LEABROOK | House; External form and fabric of 1904 residence. Key features include Marseilles tiled roof, projecting gables with strapping and rough render end, rock face sandstone walls, conical corner tower with slate tiled roof, verandah timber and cast iron detailing. | a d | 8228 |
| 334-336 Kensington Road LEABROOK | Resthaven Retirement Village; Form and fabric of original 1909 bungalow. Key features include tower with castellated turret, tall brick chimneys, terracotta tiled roof incorporating gable ends and timber verandah detailing and balustrading. Later extensions are not included. | a d e | 8229 |
| 3 Philip Avenue LEABROOK | House; Form and fabric of 1964 section of residence. Key features include brick and timber wall cladding and low pitched roof. | a d e | 8230 |
| 22 Philip Avenue LEABROOK | House - former Police Station; External form and original fabric of 1884 residence. Key features include asymmetrical form and face sandstone walls. | a d | 8233 |
| 24 Philip Avenue LEABROOK | House; External form and fabric of 1882 residence. Key features include asymmetrical plan with projecting bay and face sandstone walls. | a d | 8234 |
| 28 Rochester Street LEABROOK | House; External form and fabric of 1896 residence. Key features include random bluestone walls, brick window and door dressings and chimneys, concave verandah and symmetrical form. | a d | 8236 |
| 39 Rochester Street LEABROOK | House; External form and fabric of 1880s mansion. Key features include bluestone walling, projecting rendered bay, ornate rendered quoining, and ornate cast iron detailing to verandahs. | a d | 8237 |
| 28 Statenborough Street LEABROOK | House - former School; External form and fabric of house and attached school room. Key features include masonry walls (rendered and face red brick), gable ended roof form and rendered chimneys. Later verandah detailing excluded. | a c e | 8241 |
| 33 Statenborough Street LEABROOK | House and Tree; External form and fabric of 1883 residence. Key features include stone walls with rendered quoins and projecting bay window. Concave verandah with cast iron detail. Also includes Araucaria heterophylla (Norfolk Island Pine) tree approximately eight metres north of Statenborough Street and approximately six metres east of western boundary (fence). | a d | 8242 |
| 47 Statenborough Street LEABROOK | House - Craigbuie; External form and fabric of 1880s two storey mansion. Key features include bluestone and brick walls, rendered masonry fenestration, projecting wing with square bay to ground floor with balcony above, projecting timber detailing to top of bay with circular vent, two level side verandah with timber detailing and expansive plan. | a d e | 8243 |
| The Parkway LEABROOK | Bluestone Guttering and Kerbing; 1880s bluestone guttering and kerbing extending full length of The Parkway from Rochester Street to Knightsbridge Road. | a d | 8244 |
| 2-4 The Parkway LEABROOK | Attached Houses; Overall external form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation. | a d | 8245 |
| 5 The Parkway LEABROOK | House; External form and fabric of 1883 residence. Key features include face stonework to side walls, rendered and painted front wall, timber joinery, rendered quoins and dressings, small projecting bay window and moulded chimneys. | a d | 8246 |
| 6-8 The Parkway LEABROOK | Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation. | a d | 8248 |
| 7 The Parkway LEABROOK | House; External form and fabric of 1883 residence. Key features include continuous verandah with timber dentil trim, projecting bay window with pilaster form divisions, and corrugated iron roof. | d e | 8247 |
| 10-12 The Parkway LEABROOK | Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation. | a d | 8249 |
| 14-16 The Parkway LEABROOK | Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation. | a d | 8250 |
| 18-20 The Parkway LEABROOK | Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation. | a d | 8251 |
| Old Bullock Track LEAWOOD GARDENS | Unsealed Track - former Bullock Track; Extent of fire track between Waterfall Gully Reserve and Beaumont. | a e | 8252 |
| Sec. 292 Greenhill Road LINDEN PARK | Memorial; 1956 metal plaque on rock base in grass nature strip. | a e | 18911 |
| 28 Briant Road MAGILL | Bennett's Pottery; Significant site: 1956 buildings and interpretive plaque. | a b e f | 8253 |
| 26 Chapel Street MAGILL | Morialta Uniting Church; External form and fabric of 1875 and 1882 church building. Key features include face bluestone walls, painted rendered door and window dressings, corner buttresses and finials, semi-circular and pointed arched openings to all walls, and small projecting porches. Excludes 1963 extensions. | a c d f | 8254 |
| 18 Ellis Street MAGILL | House; External form and original detailing of 1880s cottage. Key features include bluestone and brick front elevation and simple symmetrical form. | a d | 8255 |
| 20 Ellis Street MAGILL | House; External form and fabric of 1880s symmetrically fronted residence. Key elements include bluestone walls, timber joinery, eaves brackets and current verandah form. | a d | 8256 |
| 18 Jackson Street MAGILL | Cemetery and Trees; Cemetery monuments; Rows of Pinus pinea (Stone Pine) and Pinus halepensis (Aleppo Pine) trees along Jackson Street frontage and southern boundary. | a c e | 8257 |
| 496 Magill Road MAGILL | The Bible Presbyterian Church; External form and fabric of 1866 chapel. Key features include pedimented gable end over front entrance porch, and pointed arch window and door openings. Later extensions are not included. | a c d | 8258 |
| 558 Magill Road MAGILL | Magill Community Centre - former Magill Primary School; External form and fabric of 1880s former school building. Key features include face sandstone and brick elevations, brickwork to pointed arched detail in gable end, coping mouldings and timber porch. Later window hoods are not included. | a c | 8260 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 572 Magill Road MAGILL | Soldier's Memorial; 1920s Obelisk and plinth in landscaped gardens. | a c d f | 8261 |
| 574 Magill Road MAGILL | Magill Grain Store; Form and fabric of original 1920s brick and iron grain store. Key features include front corrugated iron gable with painted lettering. | a c | 8262 |
| 6 Penfold Road MAGILL | House - Lentara; Form and fabric of c1910 two storey residence. Key features include face sandstone walls with rendred details, projecting front porch and balcony, verandahs with timber frieze and brackets. | a d f | 8263 |
| 7 Penfold Road MAGILL | House; External form and original fabric of 1860s corner section of building. Key features include low scale roof and early joinery. The attached shop is not included. | a d | 8264 |
| 13 Penfold Road MAGILL | House; External form and original fabric of 1880 stone cottage. Key features include low scale and simple detailing and masonry walls which have been rendered. | a d | 8265 |
| 38 Penfold Road MAGILL | Former Seaview Champagne Cellars; External form and fabric of former champagne cellars, now offices. Key features include random stone walls, triple gable elevation to Penfold Road, brick quoining and detailing, horizontal banding and square gable end vents. | a b d e f | 8266 |
| 2 Pepper Street MAGILL | House; External form and original detailing of 1880s cottage. Key features include symmetrical frontage, and simple rendered quoining, window and door dressings. Later verandah is not included. | a d | 8267 |
| 4 Pepper Street MAGILL | House; External form and original fabric of simple symmetrical fronted cottage. Key features include simple verandah form, masonry walls and low roof scale. | a d | 8268 |
| 6 Pepper Street MAGILL | House; External form and fabric of symmetrical stone cottage. Key features include simple concave verandah, low scale masonry walls, painted quoining and door and window surrounds. | a d | 8269 |
| 10 Pepper Street MAGILL | House; External form and fabric of 1882 residence. Key features include asymmetric plan with projecting wing, face bluestone front wall with detailed moulding, window dressings and quoining, circular gable vent, simple bargeboard and timber finial. | a d e | 8270 |
| 11 Pepper Street MAGILL | House; External form and fabric of 1914 cottage. Key features include corrugated iron and pressed metal false stone cladding, simple pyramidal roof form, bull-nose verandah with timber trim. | a d | 8271 |
| 24 Romalo Avenue MAGILL | House - Romalo; External form and fabric of residence including early sections and circa 1870s additions to front elevation of house. Key features include projecting entrance portico and eastern wing with fluted pilasters and balustraded pediment elements, cast iron detailing to concave verandahs, early window shutters and other details. | a b d e | 8272 |
| 1 Rosedale Place MAGILL | House; External form and fabric of circa 1870s building including random face stone walls, brick quoining and door surrounds, brick chimneys and simple roof form. | a | 8273 |
| 553 The Parade MAGILL | House; External form and fabric of circa 1890s residence. Key features include prominent face brick chimneys, random sandstone walls with brick dressings, bull-nose return verandah with cast iron trim, and projecting wing with timber detailed gable end. | a d e | 8274 |
| Lot 26 Mount Barker Road MOUNT OSMOND | Wheal Augusta Mine Site; Adits and mine workings associated with Wheal Augusta Mine. | a c d e | 8123 |
| 60 Mount Osmond Road MOUNT OSMOND | Mount Osmond Golf Club Building; External form and fabric of two storey 1930 club house. Key features include major gable wing with projecting balcony and canopy, return verandah with square concrete columns and balustrade, terracotta tiled roof, and simple detailing. | a c d e | 8275 |
| 52, 52A & 54, Alexandra Avenue ROSE PARK | Rose Park Primary School; External form and fabric of 1893 school building. Key features include face red brickwork, brick detailed cropped gable ends, bluestone plinth and banding, timber joinery, roof gables and finials. | a c d | 8276 |
| 138 Fullarton Road (cnr Hewitt Ave) ROSE PARK | House; External form and fabric of 1898 residence. Key features include face sandstone walls, rendered window and door surrounds, chimneys and quoins, eaves brackets, and bull-nose verandah with cast iron detailing. | a d e | 8277 |
| 141 Fullarton Road ROSE PARK | House and Fence - Vasey; External form and fabric of 1899 residence. Key features include projecting wing with highly ornate window detailing incorporating classical pilasters, projecting gable end detail, projecting verandah gable over entrance door, cast iron detailing to bullnose verandah, masonry and cast iron fence and gate. | a d e | 8278 |
| 75-77 Grant Avenue ROSE PARK | Attached Dwelling; External form and fabric of pair of 1912-13 attached houses. Key features include masonry and brick walls, high pitched roof with projecting party wall, timber verandah details and gables with goose neck finials. | a d | 8279 |
| 29 Hewitt Avenue ROSE PARK | House; External form and fabric of 1900 residence. Key features include stone walls with rendered quoins and window and door dressings, bullnose verandah with cast iron detail, roof and verandah gables with timber barge boards and finials. | a d | 8280 |
| 48 Hewitt Avenue ROSE PARK | House; External form and fabric of 1885 residence. Key features include stone walls with rendered quoins, return concave verandah with timber gable detail, timber shutters. | a d | 8281 |
| 10-12 Kensington Road ROSE PARK | Shops; External form and fabric of 1926 row of shops. Key features include original shopfront details, tiled stallboards and dividing panels, projecting parapet with tiled pilasters and coping, and recessed entry doors. | a c d | 8282 |
| 18 and 20 Kensington Road ROSE PARK | Offices - former Attached Houses and Fences; External form and fabric of 1884 former paired residences. Key features include paired projecting bay windows, central concave verandah with cast iron detailing, moulded elaboration to window dressings, doors, quoins and eaves brackets and chimneys, and masonry and cast iron front fences. | a d | 8283 |
| 22 Kensington Road ROSE PARK | Consulting Rooms - former House; External form and fabric of 1897 former residence. Key features include face sandstone walls, rendered quoins, window & door dressings, chimneys, bull-nose verandah with cast iron detailing. | a d | 8284 |
| 24 Kensington Road ROSE PARK | Offices - former House; External form and fabric of 1900 residence. Key features include face sandstone walls, moulded decorative dressing to front paired windows of projecting wing, timber detailing to gable end, and bull-nose verandah with cast iron and timber verandah elements. | a d | 8285 |
| 26 Kensington Road ROSE PARK | Offices - former House and Fence; External form and fabric of 1898 residence. Key features include face sandstone walls, ornate mouldings above semi-circular paired windows to front projecting wing, timber details to gable end, projecting verandah gable over entrance door, convex verandah with cast iron details, and masonry and cast iron fence. | a d | 8286 |
| 28 Kensington Road ROSE PARK | Consulting Rooms - former House and Fence; External form and fabric of circa 1885 former residence. Key features include symmetrical form, face bluestone front elevation, concave verandah with central projecting gable and elaborate cast iron detailing, rendered door and window surrounds and quoins, moulded rendered chimneys, and cast iron and masonry front fence. | a d | 8287 |

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|---|---|---|---|
| 32 Kensington Road ROSE PARK | Offices - former house; External form and fabric of circa 1890 residence. Key features include face bluestone walls with brick quoining and door and window surrounds, convex verandah with cast iron detailing, projecting gable within front elevation with inscribed render band and gable vent, cast iron triangular panelling in apex of gable, timber detailing to barge board, central gable section to verandah with cast iron and timber trim. | a d | 8288 |
| 36 Kensington Road ROSE PARK | House and Shop; External form and fabric of 1885 two storey shop and residence. Key features include face bluestone walls, rendered and moulded quoins, window and door dressings, eaves brackets and chimneys, and linking return concave verandah with cast iron detail. Later suspended awning over shopfront is excluded. | a c d f | 8289 |
| 46 Kensington Road ROSE PARK | Offices - former House; External form and fabric of circa 1900 residence. Key features include face sandstone walls, rendered quoins and door and window surrounds, corrugated iron roof with gable projections, return verandah with timber posts and fretwork, tall rendered chimneys with fluted details. | a d | 8290 |
| 48 Kensington Road ROSE PARK | House; External form and fabric of circa 1880 residence. Key features include rendered walls and chimneys, concave verandah and simple detailing. | a d | 8291 |
| 58 Kensington Road ROSE PARK | House; External form and fabric of 1897 two storey stone residence. Key features include face sandstone walls, painted brick quoins and window and door surrounds, projecting Oriole window to upper floor, concave return verandah, elaborate timber and rough cast detailing to gable ends. | a d | 8292 |
| 60 Kensington Road ROSE PARK | Offices - former house; External form and fabric of 1897 two storey stone residence. Key features include face sandstone walls, painted brick quoins and window and door surrounds, projecting Oriole window to upper floor, concave return verandah, elaborate timber and rough cast detailing to gable ends. | a d | 8293 |
| 62 Kensington Road ROSE PARK | Offices - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end and tall timber finial, and rendered chimneys. | a d | 8294 |
| 64 Kensington Road ROSE PARK | Offices - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end, bull-nose verandah with timber posts, and rendered chimneys. | a d | 8295 |
| 66 Kensington Road ROSE PARK | House; External form and fabric of circa 1890 residence. Key features include face sandstone walls, corrugated iron roof with projecting timber gable with gable end strapping and tall timber finial, bull-nose with timber posts and cast iron detail. | a d | 8296 |
| 68 Kensington Road ROSE PARK | Consulting rooms - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end and tall timber finial, and bull-nose verandah with timber detailing. | a d | 8297 |
| 70 Kensington Road ROSE PARK | Consulting rooms - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end, and bull-nose verandah with timber detailing. | a d | 8298 |
| 72 Kensington Road ROSE PARK | Offices - former house; External form and fabric of circa 1890 residence. Key features include face sandstone walls, rendered quoins, window and door dressings, elaborate window hood to window and front projecting bay. Excludes later verandah. | a d | 8299 |
| 74 Kensington Road ROSE PARK | Consulting rooms - former house; External form and fabric of circa 1890 residence. Key features include face sandstone walls, rendered quoins, window and door dressings, elaborate window hood to window and front projecting bay. | a d | 8300 |
| 1 Prescott Terrace ROSE PARK | House; External form and fabric of two storey 1885 residence. Key features include face bluestone walls, balconies and verandahs, and projecting gables to roof form. | a d e | 8301 |
| 3 Prescott Terrace ROSE PARK | House and Fence; External form and fabric of two storey 1898 residence. Key features include face sandstone walls, rendered quoins and window and door dressings, verandahs with cast iron pillars and balconies. | a d e | 8302 |
| 7 Prescott Terrace ROSE PARK | House; External form and fabric of single storey 1907 residence. Key features include return verandah with circular turret, cast iron detailing, sandstone walls and corrugated iron roof. | a d | 8303 |
| 7 Victoria Terrace ROSE PARK | Former Congregational Church Hall; External form and original fabric to 1883-4 single and two storeyed Hall. Key features include face bluestone walls, lancet windows, and cast iron finial. | a c d | 8304 |
| 9 Victoria Terrace ROSE PARK | School Room, Former St Theodore's Church; External form and materials of 1905 church. Key features include hall form and masonry walls. | a c d | 8305 |
| 2 Angove Court ROSSLYN PARK | House; External form and fabric of 1890 residence. Key features include projecting wing with segmental bay window, verandah with cast iron detail, tall moulded chimneys, face bluestone walls, and slate entrance steps. | a d e | 8306 |
| 3 Drew Grove ST GEORGES | House - Highfield; External form and fabric of 1880s two storey residence with 1950s external alterations. Key features include parapet additions and rendered walls, exterior mouldings to windows and doors, and cornice with bracketing. | a d f | 8308 |
| 1 Sunnyside Road ST GEORGES | House - The Croft; External form and fabric of 1902 two storey residence. Key features include face bluestone walls with brick quoining, tall brick chimneys, simple painted render around door and window openings. | a d | 8310 |
| 2 Wootoona Terrace ST GEORGES | House; External form and fabric of 1916 Bungalow residence. Key features include random rubble sandstone walls, glazed brick plinth, large overhanging verandah on rendered piers and timber posts, and timbered gables. | a d | 8311 |
| 4 Gandys Gully Road STONYFELL | House - Stonyfell; External form and original fabric of early sections of residence. Key features include stone walls with face red brick dressings and verandahs. Excludes later alterations and additions. | a e | 8312 |
| 32 Hallett Road STONYFELL | Office - former House - Chiverton; External form and fabric of 1880 two storey residence. Key features include face bluestone walls, two storey verandah with timber detailing, moulded chimneys and timber window and door joinery. | a d e | 8313 |
| 34 Hallett Road STONYFELL | Fergusson Conservation Park; Full extent of reserve, incorporating natural bushland. | a c f | 8314 |
| Lot 119 Kurrajong Avenue STONYFELL | Michael Perry Botanic Gardens; Extent of reserve, formerly Gully Garden of Clifton Estate including notable mature planting and rare species of palms and pines. | a c e | 8315 |

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|---|---|---|---|
| 59 Stonyfell Road STONYFELL | Former Coach House and Stables; External form and original fabric of the former circa 1870 Coach House and Stables. Key features include original simple form, masonry walls and other original elements. Later adaptation and extensions are excluded. | a d | 8317 |
| 16 Waratah Way STONYFELL | House - Clifton; External form and fabric of two storey mansion. Key features include face stone masonry walls, castellated tower and other significant architectural elements. | a d f | 8320 |
| 88 Alexandra Avenue TOORAK GARDENS | Cottage Homes; External form and fabric of rows of three 1909 single storey attached residences. Key features include face red brick walls, chimneys and party walls, verandahs and window hoods incorporated within roof line, timber verandah detailing and louvred gable ends. | a c d | 8322 |
| 22 Bolingbroke Grove TOORAK GARDENS | House; External form and fabric of the 1927 brick and render dwelling. Key features include steeply pitched terracotta tiled roof, tiled bay window roof and face brick walls with rough render and strapped gable ends. | a d | 8324 |
| Lot 192 Fergusson Square TOORAK GARDENS | Fergusson Square Reserve; Extent of garden reserve including mature planting, central pergola, street lighting and other built features. | a c d e f | 8325 |
| 1 Giles Street TOORAK GARDENS | House; External form and fabric of 1910 Queen Anne bungalow. Key features include expansive terracotta tiled roof, projecting gables with strapping and rough render coating, tall face red brick chimneys, face sandstone walls and timber detailing to verandah. | a d e | 8326 |
| 24 Giles Street TOORAK GARDENS | House; External form and fabric of circa 1912 residence. Key features include terracotta tiled roof, spatterdash render masonry walls, detailed timber elements including bracketed window hoods with fish scale terracotta tiles and complex roof plan, rendered and tapered chimneys, and multi-pane windows to upper level openings. | a d e | 8327 |
| 25 Giles Street TOORAK GARDENS | Toorak Bowling Club; External form and original fabric of 1919-20 club house. Key features include expansive roof form and rendered walls, and surrounding bowling greens. | a c | 8328 |
| 36 Grandview Grove TOORAK GARDENS | House; External form and fabric of 1925 Inter War Old English residence. Key features include face red brick walls, detailed verandah posts and chimneys, roof gables and timber strapping to gable ends. | a d | 8329 |
| 112 Grant Avenue TOORAK GARDENS | House; External form and original fabric of the 1920 residence. Key features include rendered masonry walls, steeply pitched roof, strapped gable ends and projecting roof gables. | a d | 8330 |
| 99 Hewitt Avenue TOORAK GARDENS | House - former Pumping Station; External form of original fabric of 1880 former pumping station. Key features include face bluestone wall, brick quoins, simple rendered surrounds and arch entrance porch. | a d e | 8332 |
| 114 Hewitt Avenue TOORAK GARDENS | House; External form and original fabric of 1925 Inter War Old English style residence. Key features include face red brick walls with steeply pitched Marseilles tiled roof and rendered gable end with decorative elements, and face red brick chimneys. | a d e | 8333 |
| 8 Moore Street TOORAK GARDENS | House; External form and fabric of 1917 two storey residence. Key features include rock-face sandstone and brick dressings, bluestone plinth, terracotta Marseilles tile roof, timber strapped gables and timber balustrading to upper verandah, and bluestone balustrading to lower verandah. | a d | 8335 |
| 341 Portrush Road TOORAK GARDENS | House; External form and fabric of 1880s style Italianate villa. Key features include face bluestone walls, rendered projecting bay, eaves bracketing and moulded chimneys, and concave verandah. | a d | 8339 |
| 353 Portrush Road TOORAK GARDENS | House; External form and fabric of 1914 two storey bungalow/Arts and Crafts residence. Key features include face red brick walls with upper rendered sections, projecting Oriole windows and timber verandahs with Marseilles terracotta tiled roof. | a d | 8340 |
| 355 & 355A Portrush Road TOORAK GARDENS | Attached Houses; External form and fabric of 1939 attached residences. Key features include Moderne details including curved front wall elements, rendered walls and incised horizontal bands. | a d | 8341 |
| 389 Portrush Road TOORAK GARDENS | House; External form and fabric of 1912 Queen Anne residence. Key features include face sandstone walls with red brick quoining and window and door dressings, bull-nose return verandah with timber strapping and bracketing, and projecting gable ends with timber strapping. | a d | 8342 |
| 2 Prescott Terrace TOORAK GARDENS | House and Fence - Cramond; External form and fabric of 1912 two storey residence. Key features include expansive complicated roof form with projecting clear storey section, projecting gables to front elevation with timber boarding, projecting porch with Tuscan columns and return verandah, and cast off stone blockwork walls. | a d e | 8336 |
| 42 Prescott Terrace TOORAK GARDENS | St Theodore's Anglican Church Rectory; External form and fabric of circa 1920 residence. Key features include face red brick walls, verandah columns and verandah balustrade, and expansive roof form with projecting eaves. The later extension is excluded. | a c d | 8337 |
| 17 Warwick Avenue TOORAK GARDENS | St Patrick's School; External form and fabric of 1915 former church hall, the earliest building in the complex. | a c d | 8344 |
| 136 Watson Avenue TOORAK GARDENS | House; The external form and fabric of 1914 bungalow style residence. Key features include expansive roof form, terracotta Marseilles tiled roof, ridge tiles and finials, two storey projecting northern gable and timber frieze-work to verandah. | a d | 8345 |
| 138 Watson Avenue TOORAK GARDENS | House; External form and fabric of two storey 1910 Old English style residence. Key features include terracotta tiled roof, tall face red brick chimneys and face red brick lower walls sections and upper wall sections of rendered masonry. | a d e | 8346 |
| 1 Fisher Street TUSMORE | Masonic Hall; External form and fabric of 1937 hall (excluding recent additions and all side timber entrance doors). Key features include rendered front section with moulded detailing and attached pilasters. | a c d | 8347 |
| 401 Greenhill Road TUSMORE | Burnside Town Hall; External form and fabric of 1927 Town Hall and offices. Key features include three storey form, square headed windows and dentiled cornice, barrel vaulted columned entrance, square roof lantern, arch headed ground floor windows, unpainted render walls and terracotta tiled roof. (Note: The Ballroom Wing Interior is listed on the State Heritage Register. Refer Table Bur/3) | a c d e f | 8348 |
| 4 Kennaway Street TUSMORE | Scout Hall; The external form and fabric of 1938 hall. Key features include face red brick walls, simple roof form, simple brick chimneys and verandah with columns. | a c d e | 8349 |
| 14 Kennaway Street TUSMORE | House and Fence; External form and fabric of late 1930s house and fence. Key features include rock-face sandstone walls with brick detailing, rock-face sandstone chimney, tiled roof, rendered entrance porch, and rock-face sandstone fence with brick coping and plinth. | a e | 8350 |
| Stirling Street TUSMORE | Tusmore Park - Bridges and Wading Pool; Extent of park reserve including the form and fabric of elements constructed in the 1960s, bridges and wading pool. | a c f | 8353 |
| 25C Stirling Street TUSMORE | Tusmore Gate Posts, Tusmore Park; Form and fabric of two masonry pillars, the former gate posts. Key features include vermiculated banding and heavy cornice top caps to these posts. | a d e | 8352 |

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|---|---|---|---|
| 79 Tusmore Avenue TUSMORE | House and Garden; External form and fabric of mid 1920s residence. Key features include face red brick walls and chimneys, terracotta tiles roof with high ridges as points of gables. Includes house and all of allotment 25 as well as all of the curtilage plan shown on GRO Plan 423/2004 along with the following trees: Washington robusta (Mexican Fan Palm) on lot 42 located approximately 7 metres from the creek bank and 3 metres from the drip line of the large cedar Calodendron capense (Cape Chestnut) on lot 42 located 5 metres south of southern creek bank Washington robusta (Mexican Fan Palm) on lot 42 located 10 metres from the front boundary of the property and approximately 6 metres from the southern creek bank Brahea sp. on lot 25 located approximately centrally within the allotment Washington robusta (Mexican Fan Palm) on lot 25 located approximately 5 metres south of the above Brahea sp. Livistonia australis on lot 25 located approximately 4 metres north of the driveway and approximately 10 metres from the front boundary of the property Butia capitata (Jelly Palm) on lot 25 located 3 metres south of the driveway and 5 metres from the front boundary of the property Butia capitata (Jelly Palm) on lot 25 located 5 metres west of the front boundary of the property under the canopy of the Moreton Bay Fig Brahea sp. on lot 25 located approximately 14 metres west of the front boundary of the property and under the canopy of the Moreton Bay Fig Washington robusta (Mexican Fan Palm) on lot 26 located approximately 8 metres from the front of the property and approximately 12 metres from the front of the house Butia capitata (Jelly Palm) on lot 26 located 3 metres from the front of the house and in the central lawn area Butia capitata (Jelly Palm) on lot 26 located 4 metres from the southeast corner of the house Syagrus sp. on lot 26 located approximately 12 metres from the front boundary of the property. (Note: The trees listed here have been identified in Tree Report BCC003-079TusmoreAv) | a d e | 8354 |
| 89-105 Tusmore Avenue TUSMORE | Trees - Double row of River Red Gums; Pairs of Eucalyptus camaldulensis (River Red Gums) along rear boundary of allotments. | a f g | 8355 |
| 74 Waterfall Gully Road WATERFALL GULLY | House; External form and fabric of circa 1890s residence. Key features include face bluestone walls, brick quoining and window & door dressings, and roof form including gable end strapping and finials. | a b c d | 8357 |
| 98 Waterfall Gully Road WATERFALL GULLY | Trees; Olea europea (Olive) plantation: Quercus robur (Oak) tree and two Cupressus sempervirens (Cypress) trees approximately 20 metres north of Waterfall Gully Road. | a e f | 8361 |
| 125 Penfold Road WATTLE PARK | House; External form and fabric of 1850s and 1882 residence. Key features include face bluestone walls, red brick quoining and window and door dressings, and tall face red brick chimneys. Current roof form is excluded. | a d | 8362 |
| 139 Penfold Road Stonyfell (and 33B Stonyfell Road) WATTLE PARK | Wattle Park Reservoir; External form and plan of concrete water holding tank. | a c | 8363 |

## Campbelltown

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 86-88 Addison Avenue ATHELSTONE | former Payne's Wildflower Garden | a d | 7886 |
| Gorge Road Reserve: Gorge Road (corner Maryvale Road) ATHELSTONE | Athelstone Community Hall; Former Institute facades, roof, porch | a c | 7908 |
| 338 Gorge Road ATHELSTONE | Athelstone Branch Library and Community Centre (former Athelstone Primary School); Building facades, roof including ventilators, decorative bargeboard and timbering to gable end, paired corbels under eaves, raked verandah on timber posts, raked window hood over gable end windows and double hung sash and hopper windows | a c | 7913 |
| 1A Lymn Avenue ATHELSTONE | Pioneer Cemetery; Cemetery containing headstones associated with pioneer families - Amber, Bilney, Ey, Fry, Hutchison, Kowalick and Packer (formerly associated with the Primitive or Gorge Methodist Church) | a c | 7936 |
| Manresa Court (part of 280 Gorge Road) ATHELSTONE | Manresa' Dwelling; Dwelling facades, roof, chimneys, double hung sash windows and convex verandah on timber posts with simple timber brackets. Excluding the northern facade and corrugated iron additions | a b e | 7943 |
| 72 Maryvale Road ATHELSTONE | Stonehouse Farmhouse'; Front and side facades, hipped corrugated iron roof, chimneys, casement sash windows, excluding additions | a d | 7944 |
| 5 River Drive ATHELSTONE | Dwelling; Front and side facades, roof, chimneys, raked return verandah on masonry pillars and double hung sash windows | a b e | 7958 |
| 36 River Drive ATHELSTONE | Dwelling ('former Barn, former Fry's Market Garden'); Dwelling facades including random coursed stonework with brick quoins and surrounds, and roof. Excluding carport, dormer windows and later additions. | a b e f | 7959 |
| 38 River Drive ATHELSTONE | Dwelling; Front and side facades, roof, chimneys, bullnosed verandah on timber posts and three palm trees. Excluding side and rear additions | a b e f | 7960 |
| Schulze Court (corner Gorge Road) ATHELSTONE | Athelstone Independent Cemetery; Cemetery, with graves of pioneer families of the area, including Austin, Coventry, Ey, Fry, Hersey, Hockley, Kimber, Lorenz, Marchant and Russell. Trees including 1 Cypress and 2 Eucalypts in cemetery grounds | a e | 7961 |
| Lot 58 Schulze Road ATHELSTONE | Remnants of inlet to Thorndon Park Reservoir; Inlet remnants, stone buttressing and adjacent group of Eucalypts | a c d e | 7962 |
| Pumps, River Torrens Linear Park (off Produce Court Athelstone) ATHELSTONE | Pump - 'P.F. Richards Force Pump' | a b c d e | 7957 |
| 10 Bosville Grove CAMPBELLTOWN | Dwelling; Front and side facades, roof, chimneys, double hung sash windows, decorative bargeboard to gable end and bullnosed verandahs with timber balustrades and cast iron lace brackets and friezes | a b d e | 7890 |
| Lot 1014 Brookway Drive CAMPBELLTOWN | Dwelling, 'Lochiel Park'; Dwelling facades with rendered quoins and moulded decorative surrounds, roof, chimneys, Bay window to front, concave return verandah on timber posts at ground floor level and small balcony over front entrance at first floor level. Trees including group of Eucalyptus in grounds, row of Pinus delineating river boundary, 2 Pinus in grounds, 1 Cedrus in grounds, row of Palm in grounds, 1 Araucaria in grounds, row of Olives in grounds, 1 Jacaranda in grounds | a b e | 7892 |
| 1 Drysdale Crescent CAMPBELLTOWN | Dwelling; Front and side facades, roof, chimneys and double hung sash windows, (original concave verandah supported on timber posts now removed) | a b e | 7903 |
| 6 Gorge Road CAMPBELLTOWN | Dwelling; Front and side facades, roof including Dutch gables, chimneys, bullnose verandah and gablet portico. Excluding rear addition. | a | 7909 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 8 Gorge Road CAMPBELLTOWN | Dwelling; Front and side facades, roof with ventilator gablets, chimneys, sash windows, sidelights and fanlight to front entrance and bullnosed verandah | a | 7910 |
| 10 Gorge Road CAMPBELLTOWN | Dwelling; Front and side facades, roof with ventilator gablets, chimneys and bullnosed verandah with timber posts and timber brackets | a | 7911 |
| 24 James Street CAMPBELLTOWN | Dwelling; Front and side facades, roof with broken gable to front and raked verandah with timber and masonry posts and brick balustrade. Excluding rear additions. | a b e | 7919 |
| 40 James Street CAMPBELLTOWN | Dwelling, 'Villa Trevarno'; Front and side facades, roof, chimneys, double hung sash windows and concave return verandah on timber posts | a b e | 7920 |
| 60-80 James Street CAMPBELLTOWN | Dwelling, 'Lanhydroch', (formerly 'James Dwelling'); Front and side facades, roof, decorative bargeboards to gable fascias, double hung sash windows, bullnosed verandah and chimneys. Trees including group of Pinus in north east corner | a b e | 7921 |
| 607-609 Lower North East Road CAMPBELLTOWN | Campbelltown Uniting Church (former Methodist Church); Original Church facades with pilasters and string courses including three small turrets to front gable, roof, and arched windows; excluding front (1976) enclosed addition. Original hall facades, arched windows, roof with small fleche to front gable and foundation stone; excluding front addition and skillion addition to the rear | a c f | 7929 |
| 125 Montacute Road CAMPBELLTOWN | Dwelling, 'Dura', Langton Park Retirement Village; Dwelling facades, roof, paired corbels under eaves, concave verandah on timber posts, bay window to front and side and chimneys. Trees including 1 Eucalyptus in grounds of 20 Hancock Road, Campbelltown, 1 Palm located to east of dwelling and row of Pinus on the Montacute Road Boundary | a d e | 7946 |
| 139 Montacute Road CAMPBELLTOWN | Newton Methodist Church Hall; Hall facades, pointed arched windows and entrance door, roof and inscription over front entrance | a c | 7947 |
| 2 Newton Road CAMPBELLTOWN | Newton Road Community Centre (former Council Building); Building facades parapet to front elevation and roof with ventilator gablets | a b c e | 7951 |
| 18 Binnswood Street HECTORVILLE | Dwelling, 'Cosford'; Front and side facades, roof, chimneys, split paned double hung sash windows, sidelights and fanlights to front entrance and ogee style concave verandah including all cast iron work. Stone fence with cast iron railings and gates | a d e | 7888 |
| 13 North Street HECTORVILLE | Hectorville Catholic Church (first); Church building facades and roof (excluding toilet block to rear) | a c e | 7954 |
| 14 North Street HECTORVILLE | Hectorville Catholic Church (second); Sandstone church facades with brick buttresses and cement rendered quoins, arched windows and doorways, arched vents to gable end with corresponding detail to porch gable, corrugated iron roof with small ventilation vents and foundation stone | a c | 7955 |
| 30 Bundey Street MAGILL | Dwelling; Front and side facades including 'freestone' pressed metal and small fluted corrugated iron cladding, roof, chimneys, bullnose verandah including timber brackets. | a d | 7893 |
| 23 Central Avenue MAGILL | Dwelling; Front and side facades including double hung sash windows, chimneys, roof and concave verandah, excluding northern additions | a b | 7895 |
| 48 Central Avenue MAGILL | Dwelling; Front and side facades, roof, chimneys and bullnosed verandah with cast iron brackets and timber posts | a b | 7896 |
| 50 Central Avenue MAGILL | Dwelling; Front and side facades, roof, chimneys, front bullnosed verandah | a b | 7897 |
| Res Lt 44 Chandler Court MAGILL | King George Hall; Hall facades, roof including ventilators and louvred gablets, high level windows, excluding side additions | a c | 7898 |
| 12 Church Street MAGILL | Dwelling; Front and side facades, roof form including Dutch gables and chimneys, bullnose verandah excluding verandah walls and pillars. Excluding the cream brick additions to the side and rear of the dwelling | a b | 7899 |
| 8/ 9 Homes Court MAGILL | Dwelling (former Matron's Dwelling); Front and side facades, roof with ventilator gablets, chimneys, raked return verandah on timber posts and double hung sash windows | a c | 7918 |
| 24 Jervois Avenue MAGILL | Dwelling; Front and side facades including pressed metal 'brickwork' to side facades and pressed metal 'stonework' panels to front elevations, roof, ornate pressed metal window awning, chimney and verandah | a b d | 7922 |
| 7 Lorne Avenue MAGILL | Dwelling ('Gault's House') and Outbuilding; Dwelling front and side facades, excluding later rear addition, roof and chimney, cast iron widows walk, verandahs including cast iron and timber brackets, bay window. | a d e | 7925 |
| 12 Lorne Avenue MAGILL | Dwelling; Front and side facades, roof, chimney and bullnosed verandah | a b | 7926 |
| 607 Magill Road MAGILL | Office (former Magill Police Station); Building facades including paired corbels under eaves, roof with gable, chimneys, bullnosed verandah on timber posts with cast iron brackets and former cells to rear of building. Excluding rear lean-to addition | a c f | 7938 |
| 609/611 Magill Road MAGILL | Magill Institute; Institute facades, bluestone plinth, foundation stone, roof and chimneys | a b c | 7939 |
| 613 Magill Road MAGILL | Former Magill Post Office; Former Post Office facades and paired corbels under eaves, excluding shopfront, verandah and roof | a c | 7940 |
| 615 Magill Road corner St Bernards Road MAGILL | Shops (former Wadmore's Store); Shop facades, parapet, raked verandah, shopfronts and roof | a b c | 7941 |
| 621 Magill Road MAGILL | Tower Hotel; Two storey hotel facades, roof, chimneys, verandahs, balconies with timber posts and iron balustrades, tower and including single storey dwelling on north side | a b c d f | 7942 |
| 68 Shakespeare Avenue MAGILL | Dwelling; Two room dwelling, roof, chimney and concave verandah, not including extensions to the rear | a d | 7964 |
| 14-38 St Bernards Road (also 37 Brougham Street) MAGILL | Murray House', University of South Australia; Former dwelling facades of random coursed bluestone with rendered quoins and surrounds, roof with corbels under eaves, tower, rendered chimneys and parapet caps to gables, returned verandah and balcony supported on cast iron posts with cast iron lace brackets, friezes and balustrades, double hung sash windows with timber shutters and 2-storey bay window to south elevation. Trees including 1 Araucaria, 1 Elm, 1 Bay, 3 Cypress, 1 Loquat in ground of Murray House | a d e f | 7965 |
| 45 St Bernards Road MAGILL | St George's Anglican Cemetery; Cemetery with historic grave sites, cast iron gate on Church Street, and landscaping with olive trees | a c e | 7967 |
| 45 St Bernards Road MAGILL | St George's Anglican Church; Church facades constructed of rubble river stone laid in rough courses with rendered quoins and surrounds, roof with large fleche to apex and ventilators, porch, pointed arched windows and lych gate | a c d e | 7966 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6 Windsor Avenue MAGILL | Dwelling; Front and side facades with pressed metal 'freestone' front and 'brick' side walls, roof with timber corbels to underside of eaves, bullnosed verandah, chimney | a b d | 7968 |
| 173 Montacute Road NEWTON | Dwelling; Front and side facades, roof with gable and gablets, return bullnosed verandah with original tiles and cast iron brackets and friezes on timber posts, chimneys | a b e | 7948 |
| 7-9 Newton Road NEWTON | Dwelling; Front and side facades, roof with gable and ventilator gablets, chimneys and bullnosed return verandahs on timber posts with cast iron lace brackets and frieze | a b e | 7952 |
| 57-59 Newton Road NEWTON | St Francis of Assisi Catholic Church and Hall; Church building facades, roof, belltower surmounted by cross over entrance porch and copperwork and leadlight to front entrance. Hall facades and roof | a c e f | 7953 |
| 1 Clark Crescent PARADISE | Dwelling; Front and side facades, roof, bullnosed verandah, chimneys | a b | 7900 |
| 66 George Street PARADISE | Dwelling; Front and side facades, roof with front gable and ventilator gablets, chimneys, bullnosed verandah with cast iron brackets and frieze | a e | 7906 |
| Gorge Road (corner Lower North East Road) PARADISE | War Memorial; Plinth, pedestal, monument. Trees including group of Eucalypts around memorial | c e | 7907 |
| 5 Hamilton Terrace PARADISE | Thorndon Park Reservoir; Reservoir and surrounds including random coursed rubble stone buildings and tower within the reservoir. Trees including group of Pinus defining boundary of reservoir | a c d e f | 7916 |
| 1 Lorraine Avenue PARADISE | Dwelling, 'Sydenham' (former Gameau Homestead); Front and side facades, roof, paired corbels under eaves ,chimney, return concave verandah with cast iron lace brackets and double hung sash windows | a b e | 7928 |
| 638-640 Lower North East Road (corner Gorge Road) PARADISE | St Martin's Anglican Church (first) and Cemetery; Church facades including gothic leadlight windows with brick hood mouldings and buttresses with rendered caps, roof with cross at apex and gabled porch. Cemetery and cemetery post and wire fence. Trees including Cypress and Pinus in cemetery | a c f | 7930 |
| 686 Lower North East Road PARADISE | Dwelling; Front and side facades, roof, decorative bargeboard and finial to gable, chimneys, bullnosed verandah, decorative mouldings over paired windows under gable. Excluding side verandah enclosure. | a e | 7931 |
| 695 Lower North East Road PARADISE | Dwelling, 'Falcon Lodge' (formerly Valencia/Arrawarra); Former dwelling facades with Dutch gables as parapets over bay windows, decorative mouldings to window surrounds, roof with paired corbels under eaves, bullnosed verandah to centre facade, double hung sash windows and chimneys. Cast iron and brick fence to street front | b d e | 7932 |
| 741 & 743 Lower North East Road PARADISE | Attached Dwellings; Front and side facades, roof with Dutch gables, chimneys, and bullnosed verandah on timber posts with lace brackets and frieze. Excluding rear addition. | a b d | 7935 |
| 21 Melville Road PARADISE | Dwelling; Dwelling facades, roof, chimneys and bullnosed return verandah on timber posts with cast iron brackets and frieze. Excluding verandah enclosure. | a | 7945 |
| 7 Atkinson Avenue ROSTREVOR | Dwelling; Front and side facades with red brick quoins and plinths and decorative brick string course, roof form, chimneys, entrance portico and timber shutters to windows, excluding verandah enclosure. | a b f | 7887 |
| 3 Linwood Street ROSTREVOR | Dwelling; Front and side facades excluding additions, portico excluding tower addition, bullnose verandah including cast iron columns and decorative lacework. | a b | 7924 |
| 101 Morialta Road ROSTREVOR | Hosanna Heights (formerly St Francis Xavier Seminary); Chapel building - all facades, roof and tower. | c d f | 7950 |
| 21 Orbona Street /off Montacute Road ROSTREVOR | Stable, Barn, 'Marybank Farm'; Building facades including stonework and brick quoins and roof | a b | 7956 |
| Gurner's Reserve bounded by College Drive Hamish Grove and Leabrook Drive ROSTREVOR | Reserve; Trees including 1 Moreton Bay Fig, 1 Elm, 1 Platanus, row of Pinus, group of Moreton Bay Figs, 1 Cedar, group of Araucaria, group of Ficus, all in Reserve | a b e | 7901 |
| 1 Birkenshaw Avenue (previously 513 Magill Road) TRANMERE | St Joseph's Parish School; School building facades, roof with ventilator gablets, parapet to main entrance and foundation stone. Excluding western and northern later additions. | a c | 7889 |
| 14 Fourth Street TRANMERE | Dwelling; Front and side facades, roof, paired corbels under eaves, chimneys and raked return verandah. Tree including 1 Araucaria in eastern part of front garden | a e | 7904 |
| 16 Galway Grove TRANMERE | Dwelling 'Fermoy Court'; Brick Tudor/Arts & Craft Style dwelling, front and side facades, terracotta tiled roof and chimneys | a b d | 7905 |
| 21 Hallett Avenue TRANMERE | Dwelling; Front and side facades, roof (excluding roof cladding), chimneys and raked verandah on timber posts | a b | 7915 |
| 17 Moore Street TRANMERE | William Lowe Scout Hall, First Tranmere Sea Scouts (former Stables 'Brookside', former Wine Cellars); Building facades, roof, loading bay, buttress walls to cellar | a d e | 7949 |
| Shakespeare Avenue Res (1) - Res (2) Shakespeare Avenue TRANMERE | The Gums' Reserve; Trees including group of Eucalyptus delineating the Creek, and group/row of Eucalyptus near the Creek | c f | 7963 |

## Charles Sturt

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 7a Barham Street ALLENBY GARDENS | Former Allenby Gardens Uniting Church; Church under main intersecting CGI gable roof, fleche and front additions. | a c | 27616 |
| 33 Barham Street ALLENBY GARDENS | Allenby Gardens Primary School; Original 1926 two storey red brick school building under CGI hipped form roof, including stucco faced porches. | a c d | 27615 |
| 69 Coombe Road ALLENBY GARDENS | Dwelling; Whole of residence under tile roof, including carport. Excludes later tile roof additions to the rear. | d | 27617 |
| 53 Lewanick Street ALLENBY GARDENS | Dwelling; Whole of dwelling under tile roof, brick boundary fence to two street boundaries. | d | 27618 |
| Howards Road BEVERLEY | Cemetery; All headstones, plaques and monuments, including existing open space setting and Pepper Tree (Schirius Molle) | c | 9243 |
| 6 Jeanes Street BEVERLEY | Former York Church of Christ; Church building including all original features; include two brick stretcher bond gable structures on both sides and church building interior; exclude rear additions and fencing. | c | 9147 |
| 140 Drayton Street BOWDEN | Dwellings; Former Factory Building and Rear Outbuilding Facing Fifth Street. | a d | 20791 |
| 46 Gibson Street BOWDEN | Former Shop and Attached House; External form, materials and detailing of the original shop and attached house, including the original shop front and verandah; exclude all other elements, including rear lean-to | a b d | 9238 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 54 Gibson Street BOWDEN | Shop and Attached House; Shop, house, outbuildings and verandah with all original features and boundary walls to Second Street; exclude interior | b d | 9237 |
| 78 Gibson Street BOWDEN | Former Shop and Attached House; Former shop, house and verandahs with all original features; exclude interior and fencing | b d | 9246 |
| 102 Gibson Street BOWDEN | Former House and Shop; Excluding outbuildings and fencing. | a d | 20792 |
| 103 Gibson Street BOWDEN | Dwelling; Former Shop and House, including Hawker Street Masonry Extension, excluding all other buildings on site. | a d | 20793 |
| 2 Ninth Street BOWDEN | House; Original external form and materials of the cottage; exclude later additions and alterations | a b d | 9140 |
| 15 Ninth Street BOWDEN | House; Including Rear Lean-To, excluding fence and outbuildings. | a d | 20795 |
| 22 Ninth Street BOWDEN | House; Includes the two room cottage only. | a d | 20796 |
| 28 Ninth Street BOWDEN | Semi-Detached Dwelling (Attached House); Includes house but excludes masonry front fence, verandah and outbuildings. | a d | 26342 |
| 30 Ninth Street BOWDEN | Semi-Detached Dwelling (Attached House); Includes house but excludes masonry front fence, verandah and outbuildings. | a d | 26343 |
| 18 Park Terrace BOWDEN | Park View Hotel; Original form, materials and detailing of the hotel, including face red brick and verandah; exclude later additions. | a c d | 9239 |
| 4-14 Trembath Street BOWDEN | Row Houses; External form and original materials of the row houses; exclude front fence, other fences and rear additions. | a b d | 9138 |
| 34-36 Trembath Street BOWDEN | Attached Houses; Original external form, materials and detailing of the attached houses, Front fence of 34 Trembath Street; exclude later additions | a b d e | 9139 |
| Chief Street BROMPTON | Railway Underpass | | 9167 |
| 72 Chief Street BROMPTON | House; Excludes all fully detached outbuildings and rendered modern fence along the Chief Street property boundary and the eastern side masonry wall. | a b d e | 20798 |
| 110 Coglin Street BROMPTON | Excelsior Hotel; Two storey portion of hotel with balcony verandah structure facing Coglin Street. Excludes single storey portions. | a b c d | 27621 |
| 87-89 East Street BROMPTON | Attached Cottages; External form, material and details of the original cottages, including projecting party wall with plaster embellishment; exclude carport and later rear additions | a d | 9141 |
| 87 Torrens Road BROMPTON | Dwelling; Two-storey residential building including masonry elevations, original doors, windows, balcony and original features. Excludes front fence, altered wing to the west, later additions and shop front on Torrens Road. | a | 27623 |
| 17A West Street BROMPTON | Former Catholic Church; Original church structure and all original features; exclude fences and tin shed on the eastern side | a b c d e f | 9166 |
| 28 West Street BROMPTON | House; Original external form, materials and details including the walls, verandah form and roof form, excluding later additions. | a e | 25684 |
| 38 West Street BROMPTON | Semi-detached dwelling; Whole of dwelling, including chimneys, under gambrel CGI roof and bullnose verandah to front. Excludes rear lean-to additions. | d | 27624 |
| 40 West Street BROMPTON | Semi-detached dwelling; Whole of dwelling, including chimneys, under gambrel CGI roof and bullnose verandah to front. Excludes rear lean-to additions. | d | 27625 |
| 68-70 West Street BROMPTON | Row Dwellings (Attached Houses); Original house only, excluding all modern additions. | a d e | 20802 |
| 72-78 West Street BROMPTON | Row Dwellings (Attached Houses); Original form and fabric of the facade, side elevations, roof and chimneys as viewed from West Street and Third Street, excluding non-original fabric of verandah and rear additions. | a d e | 26218 |
| 9 Colston Street CHELTENHAM | Former shop and attached dwelling; Whole of shop and dwelling under CGI gambrel roof, including bullnose verandahs to dwelling and shop. | b | 27626 |
| 6 Durham Terrace CHELTENHAM | House; House, outbuildings, verandah, front setting; exclude interior and front fence, pillars and gates. | d | 9181 |
| Port Road Section C, Drive A, Path 5(16), Site 152S, Site 152C, Site 152N, Site 153S, Site 153C, Site 153N, Si CHELTENHAM | Grave of Richard Day, Cheltenham Cemetery; Including grave monument, plinth, stone surround and encircling cast iron fence and gate. | d e | 20867 |
| Port Road Section D, Drive B, Path 4(15), Sites 13, 14 &15 CHELTENHAM | Grave of Captain Patrick Weir, Cheltenham Cemetery; Including the double width grave site covered with horizontal grey granite tombstone and surrounds. | e | 20868 |
| Port Road Section M, Drive C, Path 9(31), Site 326S, Site 326C, Site 326N CHELTENHAM | Grave of John Carr, Cheltenham Cemetery; Including grave monument and any stone surrounds. | e | 26220 |
| Port Road Section A, Drive B, Path 4(5), Site 8 section A, Drive B, Path 5(6) site 8 CHELTENHAM | Grave of John Barton Hack, Cheltenham Cemetery; Including the grave headstone only and surviving stone surrounds. | e | 20864 |
| Port Road Section I, Drive C, Path 3(4), Site 68 CHELTENHAM | Grave of Thomas Carr, Cheltenham Cemetery; Including grave monument and any stone surrounds. | e | 26219 |
| Port Road Section D, Drive B, Path 8(19), Sites 238S, 238N, 239S, 239N CHELTENHAM | Grave of David Bower, Cheltenham Cemetery; Including altar monument and surrounding cast iron balustrade. | d e | 20803 |
| Port Road Section B, Drive A, Path 10(11), Site 326S, 326C, 326N CHELTENHAM | Grave of Firemen, Cheltenham Cemetery; Including statue and the tiled and marble grave components. | d e | 20804 |
| Port Road Section H, Drive B, Path 5(38), Sites 13,14&15 CHELTENHAM | Grave of Reverend Joseph Coles Kirby, Cheltenham Cemetery; Including pedestal monument. | e | 20805 |
| Port Road Section A, Drive B, Path 2(3), Site 43 CHELTENHAM | Grave of John Alexander Walker, Cheltenham Cemetery; Including grave headstone or monument only and any surviving stone surrounds. | e | 20806 |
| Port Road Section D, Drive B, Path 2(13) Site 49, Sites 50,51,52,53 & 54 CHELTENHAM | Grave of Adelaide Miethke, Cheltenham Cemetery; Extends to the grave stone only. | e | 20807 |
| Port Road Section C, Drive A, Path 4(15) Site 22 CHELTENHAM | Grave of Isaac Dewson, Cheltenham Cemetery; Including the grave headstone only and surviving stone surrounds. | e | 20808 |
| Port Road Section D, Drive B, Path 7(18), Sites 40,41&42 Section D Drive B Path 8(19) Sites 7,8&9 CHELTENHAM | Grave of Richard Honey, Cheltenham Cemetery; Including grave headstone, marble surround and cast iron fencing to the plot. | e | 20866 |

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|---|---|---|---|
| Port Road Section H, Drive B, path 8(41), Sites 80S, 80C, 80N, 81S, 81C, 81Nm, 40AS, 40AC, 40AN, 41S, 41C 41N CHELTENHAM | Grave of Fletcher Family, Cheltenham Cemetery; Including grave headstones and any surviving stone surrounds. | e | 20865 |
| Port Road Section B, Drive A, Path 6(7), Site 171S, 171N CHELTENHAM | Grave of Japanese Seamen, Toraichi Shirahma and Chuhichi Ikeyama, Cheltenham Cemetery; Includes the two memorials. | d e | 20863 |
| 60A-62 Stroud Street North CHELTENHAM | Cheltenham Community Centre, former Cheltenham Congregational Church; Includes the former church building, excluding more recent additions. | a | 20809 |
| 615 Torrens Road CHELTENHAM | Cheltenham Park Racecourse Entrance Gates and Fence (located on Cheltenham Parade, approximately 230 metres from the South Eastern corner of Cheltenham Parade and Torrens Road); Including gates, piers and masonry and associated cast iron fences that form the horse shoe shape. | a d f | 20810 |
| 33 Princes Street CROYDON | House; Includes the house, earlier rear section and verandah, excluding timber fence. | a d | 20811 |
| 4a William Street CROYDON | St Barnabas Anglican Church and Hall; Church and porches under tiled roof; adjacent hall and entry porch under CGI gable roof. Excludes later additions and structures to rear. | a d | 27627 |
| 20 Crittenden Road FINDON | Clubrooms (RSL Memorial); Nissen' hut structure with rendered masonry front facade and sign; exclude fencing. | c d | 9232 |
| 93 Crittenden Road FINDON | Methodist Church; Church building including 1922 rear extension; exclude hall, breezeway, asbestos outbuilding and fencing. | c | 9148 |
| 373 Grange Road FINDON | Dwelling; Whole of original building, including fenestration, hood canopies and curved forms. Excludes non-original fabric including columns to verandah and carport. | a d | 27628 |
| 23 St Albyn's Street FINDON | House (St Albyn's); House with front and side verandahs, front setting and rear flat; exclude fencing. | a b d e f | 9149 |
| Scott Avenue FLINDERS PARK | Jean Horan Memorial Kindergarten; Includes the whole site, in particular building with fibre cement sheet cladding and gabled corrugated iron roof. | a c | 20814 |
| 12 Westall Street FLINDERS PARK | Dwelling; Original building, including fenestration, trims and curved forms. Excludes non-original fabric, including the carport, later rear additions and front fence. | a d | 27629 |
| 1 Beach Street GRANGE | Shops, former Marrett's Store; Shops, former Marrett's Store; street facades, parapets and verandah | a c | 9192 |
| 4-6 Beach Street GRANGE | Institute; Institute; facades and roof | a c | 9193 |
| 5-11 Beach Street GRANGE | Grange Uniting Church; Grange Uniting Church; original brick and stone church building; exclude later additions and extensions. | a b c d | 9194 |
| 47-49 Beach Street GRANGE | Grange Baptist Church; Grange Baptist Church; original 1881 stone church building (to depth of three window bays) and front porch; exclude rear hall, masonry additions and all other structures. | a b c d | 9270 |
| 102 Beach Street GRANGE | House, excluding verandahs; House; facades, excluding verandah | a | 9271 |
| Esplanade GRANGE | Grange Jetty; Grange Jetty | a b e f | 9260 |
| 451 Esplanade GRANGE | House; House; facades, roof, verandahs and wall; exclude corrugated iron buildings at rear. | b d e | 9190 |
| 453 Esplanade GRANGE | House; House; 'Nautilus'; facades, verandah and roof; exclude later additions and alterations, brick garage and outbuildings. | a b d | 9191 |
| 489-491 Esplanade GRANGE | Grange Hotel; Hotel, facades and balconies (2 storey building) | a c | 9186 |
| 561 Esplanade GRANGE | House; 'Jarrah Cottage' facades and verandah | d | 9158 |
| 675-681 Grange Road GRANGE | Shops and House; Shops and House; (Shops and corner shop and house) street facades and verandah | c | 9274 |
| 685 Grange Road GRANGE | Dwelling; Original external form and fabric of the building, including external walls, chimneys and verandah. Excludes later additions, fence and roof sheeting. | a | 27630 |
| 54-54A Jetty Road GRANGE | Former Grange Infant School; Grange Infant School; red brick building facing Jetty Street excluding 'weatherboard' addition at rear. Stone and brick quoined buildings attached, excluding all brick and 'weatherboard' flat roofed additions to rear of stone building. | a c | 9189 |
| Military Road GRANGE | Railway Siding; Concrete railway platform | a c | 9188 |
| 270 Military Road GRANGE | St Agnes Church Hall; gabled brick building excluding additions | a c | 9273 |
| 280 Military Road GRANGE | Dwelling; Whole of dwelling under CGI gambrel hipped roof, including chimneys and bullnose return verandah. Excludes lean-to additions to rear. | a | 27631 |
| Circuit Drive cnr Phillips Crescent HENDON | Hendon Aerodrome Cairn; Includes stone and bronze plaque only. | a e | 20815 |
| 4 Circuit Drive HENDON | Former Hendon Ammunition Factory - Main Store; Whole of red brick building under hipped / gable form CGI roof. | a b | 27633 |
| Esplanade HENLEY BEACH | Henley Jetty; Henley Jetty | a b e f | 9259 |
| 157 Esplanade HENLEY BEACH | Henley Hotel; Henley Hotel; facades, parapet and balconies of the original hotel, including the two-storey section; exclude later infill and additions. | a b c d e f | 9161 |
| 227 Esplanade HENLEY BEACH | Semi-detached dwelling; whole of dwelling under main hip and valley CGI roof, including wrap-around CGI verandah. | a | 27642 |
| 229 Esplanade HENLEY BEACH | Semi-detached dwelling; Whole of dwelling under main hip and valley CGI roof, including wrap-around CGI verandah. | a | 27643 |
| 231 Esplanade HENLEY BEACH | Former Doctor's Surgery; Single storey former surgery building facing Seaview Road only, including face brick walls and parapet decoration, CGI roof, cantilevered canopy over footpath, front door and window sash arrangement. | a | 27644 |
| 255 Esplanade HENLEY BEACH | Former Kiosk; Restaurant, former Kiosk; facades and balconies | a b c d | 9228 |
| 5/ 257 Esplanade HENLEY BEACH | Former Henley Beach Institute; Shop, former Henley Beach Institute; gabled brick building excluding additions | a b c | 9227 |
| 289 Esplanade HENLEY BEACH | Dwelling; Whole of dwelling under CGI hip and valley roof, including front verandah. | a | 27645 |
| 317 Esplanade HENLEY BEACH | Windsor' Apartments; Two storey building under tiled hip form roof and rendered masonry front fence. | a | 27646 |
| 323 Esplanade HENLEY BEACH | Flats, Haighs Mansions; Includes original form and fabric as viewed from the Esplanade. | a d | 20816 |
| 385 Esplanade HENLEY BEACH | Burnleigh' Apartments; Two storey red brick building under tiled, hip form roof and single storey red brick cottage facing Seaview Road. | a d | 27648 |
| 188 Military Road HENLEY BEACH | Church and Hall; St Michael and All Angels Church and Hall; Brick church and hall buildings | a c | 9183 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 206 Military Road HENLEY BEACH | Former Police Station; Veterinary Surgery, former Police Station; facades and verandah of main building excluding additions; brick cells at rear | a | 9230 |
| 251 Military Road HENLEY BEACH | Dwelling; Original dwelling under terracotta tile gambrel hip roof, including verandahs and chimneys. Excludes later additions to rear and side. | a d | 27649 |
| 311 Military Road HENLEY BEACH | Henley Guide Hall; Henley Guide Hall; facades | a c | 9160 |
| 247 Seaview Road HENLEY BEACH | Shop and Dwelling; Two storey brick / stone building under CGI hipped roof, including French doors upstairs and re-entrant shopfront to ground floor. Excludes verandah. | a b | 27650 |
| 251-255 Seaview Road HENLEY BEACH | Shops; Shops; external facade | | 9229 |
| 257 Seaview Road Shop 2, HENLEY BEACH | Shop; Shop; facades, parapet and verandah | a b c | 9226 |
| 410 Seaview Road HENLEY BEACH | Star of the Sea School; Two storey building under hipped, donut form roof, including bellcote. | a d f | 27651 |
| 418 Seaview Road HENLEY BEACH | Former Our Lady of the Sacred Heart Church; Former Our Lady of Sacred Heart Church; brick building, excluding additions | a c | 9159 |
| 8a South Street HENLEY BEACH | Hall; Main facades | a d | 12973 |
| Swanwick Street HENLEY BEACH | Pump House; facade and roof detail | a | 20681 |
| 188 Seaview Road HENLEY BEACH SOUTH | Dwelling; Whole of dwelling under terracotta tile roof, including open porch / verandahs and chimneys. | a d | 27652 |
| 212 Seaview Road HENLEY BEACH SOUTH | Dwelling; Whole of dwelling under terracotta tile roof, including verandahs. Excludes later additions. | a d | 27653 |
| 14 Adam Street HINDMARSH | Jolly Miller Hotel; Original hotel building including verandah and all original features and rear storeroom but exclude interior and later red brick additions, garage and fencing. | a f | 9240 |
| 24 Adam Street HINDMARSH | Former WH Burford and Sons Factory; Original brick factory building and ll original features; exclude interior and verandah | a d | 9241 |
| 34 Adam Street HINDMARSH | Former GH Michell and Sons Factory Complex; Two-storey frontage to Adam Street, font wall only; exclude all other structures. | a | 9242 |
| 3 Mary Street HINDMARSH | Free Serbian Orthodox Church; Church building and brick fence. Excludes attached hall and rooms. | a b c d f | 27655 |
| 35 Orsmond Street HINDMARSH | Dwelling, former Congregational Church Manse; Includes the former Manse, excluding the carport structure and reconstructed elements. | a b c d | 20818 |
| 37 Orsmond Street HINDMARSH | Former Congregational Church; Includes the former Church, excluding front fence and modern additions. | a b c d f | 20819 |
| Port Road HINDMARSH | Caissons, former Hindmarsh Bridge; Including the four Caissons in their current location. | a c d f | 20820 |
| 118-120 Port Road HINDMARSH | Attached shops; Includes the original form and fabric of the facade, side elevations, roof and chimneys, excluding non-original verandah and rear additions. | a b c d e | 26221 |
| 122-124 Port Road HINDMARSH | Attached shops; Includes the original form and fabric of the facade, side elevations and roof, excluding non-original verandah and rear additions. | a d | 25683 |
| 173 Port Road HINDMARSH | Former Convent; Includes the two storey building. | a d e | 20824 |
| 192 Port Road HINDMARSH | Former Bank building and masonry and cast iron fence to south side of facade | a d | 20825 |
| 252-258 Port Road HINDMARSH | Sacred Heart Church; Whole of church under main gable, cupola belltowers, including side chapels / porches and rear sacristy. Includes open space forward of church. | a b c d f | 27656 |
| 252-258 Port Road HINDMARSH | Sacred Heart Church Priory; Whole of two storey building under terracotta tile hipped roof, including open arched colonnades around building. | a | 27657 |
| 266 Port Road HINDMARSH | Former Hindmarsh Institute; Includes the single storey, red brick building. | a c d | 20826 |
| 348 Port Road HINDMARSH | Hope Inn Hotel; Original hotel structure and all original features including pavement lights, verandah and balcony; exclude the canopy, rear sheds and fencing | a b c d e | 9216 |
| 15 Richard Street HINDMARSH | Former Brewery; Includes the original brewery building, excluding all later additions. | a b d | 20827 |
| Port Road reserve HINDMARSH | Former Mothers and Babies Health Centre; Listing extends to the building only. | a c e | 20821 |
| 5 Riverway Place KIDMAN PARK | Kidman Park Stud (former Fulham Stud); House and verandah to front and side elevation including bay windows; exclude fencing, 1960's rear addition and 1960's bathroom addition under the side verandah. | | 9150 |
| 12 Arkaba Road KILKENNY | House, former St Edwards Anglican Church; Includes the former Church only. | a d | 20832 |
| 9-11 Bollen Street KILKENNY | Challa Gardens Infant School; Original school building; exclude fence | c | 9248 |
| 60 David Terrace KILKENNY | Former Odeon Theatre; Includes the former cinema building only. | a c f | 20829 |
| Humphries Terrace KILKENNY | Challa Gardens Primary School; Original two-storey school building; exclude car park and fencing | c | 9249 |
| Tarcowie Street North-west corner of Tarcowie Street and Wilpena Terrace KILKENNY | Ballet School, former Norman Memorial Congregational Church; Includes the former Church building and adjacent Hall, excluding non-original gates and pergola and non-original brick fence fronting Wilpena Terrace. | a d | 20831 |
| Wilpena Terrace KILKENNY | Former Forwood Down Factory; Includes the earliest building on the site presumed to be the two storey brick building at the western end located close to the railway line, excluding all later buildings. | a b c d e f | 20830 |
| 10 Wilpena Terrace KILKENNY | House; Includes the two storey building only. | a d | 20833 |
| 12 Wilpena Terrace KILKENNY | Former Shop and House; Includes the former shop and house, excluding the double garage. | a | 20834 |
| 18 Wilpena Terrace KILKENNY | Former Shops; Includes the shops only, excluding the rear house. | a d | 20835 |
| 19 Wilpena Terrace KILKENNY | House; Includes the original form and fabric of the facade, side elevations, and roof, excluding the non-original brick lean-to and garage. | a d | 20836 |
| 20 Wilpena TERRACE KILKENNY | Former Shops; Includes the shops only, excluding the rear house. | a d | 26483 |
| 24 Wilpena Terrace KILKENNY | Former Shop and House; Including the former shop and house only. | a d | 20837 |
| 84 Wilpena Terrace KILKENNY | House; Includes only the house. | a d e | 20838 |
| 9 Gilbert Street OVINGHAM | Church; Including attached outbuildings and masonry wall enclosing the site. | a d e | 20839 |
| 51 Park Terrace OVINGHAM | House; Includes the house only. | a d e | 20840 |
| 20 Telford Street OVINGHAM | House; Including house and original components of fence. | a d | 20841 |
| 29 Torrens Road OVINGHAM | Former Ovingham Hotel; Whole of two storey portion of hotel and external wall of single storey bluestone section of hotel facing Gilbert Street. | a b c d | 27659 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Mary Street PENNINGTON | Pennington Junior Primary School and House; 1917 primary school building and dwelling with verandah; exclude 1928 infant school, all other buildings and fence. | c | 9152 |
| 17 Pennington Terrace PENNINGTON | Mount Carmel Girls' Primary School and Convent; Includes the circa 1900 building, the 1917 extensions, the 1937 building. | a d | 20842 |
| 660 Torrens Road (rear) PENNINGTON | Cheltenham Child Health centre; Including the original external form, materials and details, the remaining signage to the front gable, red brick walls, entry portico, terracotta tiled roof, timber barges, , fascias and double hung windows. | a | 20843 |
| 712 Torrens Road PENNINGTON | Shop; Shop facade including verandah and parapet; exclude rear building and fencing. | b | 9151 |
| 3 Honeyton Street cnr Alma Terrace SEATON | Greek Evangelical Church; Includes the brick building only, excluding all other additions to the sides or rear. | a c | 20844 |
| 18-20 Bray Avenue SEMAPHORE PARK | Baptist Church; Church building including interior exclude hall and fences. | c | 9154 |
| 29 Bray Avenue SEMAPHORE PARK | House; House and verandah; exclude fencing and outbuildings. | d | 9153 |
| 109 Woodville Road, ST CLAIR | St Clair Youth Complex; Original structure excluding later additions | c d | 9203 |
| 36A Welland Avenue WELLAND | Former shop; Shop under gambrel hip form, shopfront, and projecting canopy awning verandah. | a b | 27660 |
| 5 Rockingham Street WEST BEACH | House; House; facades and fence | a d | 9162 |
| Seaview Road WEST BEACH | Torrens Outlet; River Torrens Outlet; concrete construction containing River Torrens | a f | 9256 |
| 3 Alfred Road WEST CROYDON | House and Fence; House, garage, driveway, paving, garden, brick garden walls and front brick fence; exclude internal alterations. | d e | 9175 |
| 32 Aroona Road WEST CROYDON | Dwelling; whole of dwelling under gambrel hipped CGI roof, including verandah. | a d | 27661 |
| 27 Blanford Street WEST CROYDON | Shop and dwelling; Shop and shopfront, including facade tiling, verandah awning to footpath, and attached dwelling under gambrel hip corrugated sheet roof. | a b | 27662 |
| 22A Cedar Avenue WEST CROYDON | Former Croydon Primary School; Original 1926 two storey school red brick building under CGI hipped form roof, including stucco faced porches. | a c e | 27664 |
| 617 Port Road WEST CROYDON | Offices (ACI); Exterior of two-storey office building. | a d | 9244 |
| 38-40 Rosetta Street WEST CROYDON | Former West Croydon Baptist Church; Whole of church and entry porch under gable CGI roofs. Excludes additions to rear and side. | a | 27666 |
| Rowell Crescent & Miell Street Corner WEST CROYDON | Gelland War Memorial; Obelisk monument, stepped plinth, plaques and plaster ornamentation. | a c e | 27668 |
| 54 William Street WEST CROYDON | Former shop and dwelling; Shop, shopfront, awning verandah over footpath and wall tiling. Includes whole of dwelling under CGI gambrel hip roof and verandah. | a b | 27667 |
| 8A Glanton Street WEST HINDMARSH | Dwelling, former Methodist Church and Hall; Including the former Church and Hall, excluding all non-original buildings and front property boundary wall. | a c d f | 20846 |
| 51 Grange Road WEST HINDMARSH | House; Includes the original form and fabric of the facade, side elevations, roof and chimneys, excluding the non-original roof fabric, rear pergolas and fences. | a d | 20848 |
| 23 Young Avenue WEST HINDMARSH | House (Elliot's); House and verandah including all original features and fencing to Young Avenue and Gawler Avenue; exclude interior. | d e | 9146 |
| 16 Frederick Road WEST LAKES | Port Adelaide Treatment Works; The original form of the administration building, main plant building and the garden area located between the original administration building and Frederick Road for a distance of 50 metres to the north and south of the original administration building. Exclude sewerage ponds, all other structures and garden areas to the north, south and fronting Frederick Road. | a b d e f | 9254 |
| 2 Belmore Terrace WOODVILLE | House; Original house; all other structures excluded. | d | 9180 |
| 19-21 Belmore Terrace WOODVILLE | Mareeba and former Nurses Home; Includes the Mareeba building and the former nurses home, excluding all outbuildings. | a d e f | 20857 |
| 2 Jelley Street WOODVILLE | Woodville Private Hospital; External form, materials and details of original house, including concave verandah and decorative gablet; exclude fences, additions to the west and more recent verandahs. | a | 9263 |
| Leslie Street West WOODVILLE | Woodville High School; Original school building and iron gate and pillars, all other structures and buildings excluded | c | 9202 |
| 20/ 6 Leslie Street WOODVILLE | Former dwelling; Whole of bluestone dwelling under projecting gable hip and valley CGI roof, including bullnose verandahs. | a d | 27669 |
| 765 Port Road WOODVILLE | Former Council Chambers; Original house excluding rear additions and fencing. | a | 9231 |
| 33 Stanley Street WOODVILLE | House 'Irrawarra'; Includes the original form and fabric of the facade, roof, chimneys, verandah and fence. | a d | 26225 |
| 513 Torrens Road WOODVILLE | Former House; Original single-storey random coarsed stone building and raked verandah; exclude all other structures, including rear addition. | c | 9264 |
| 519 Torrens Road WOODVILLE | House; External form, material and details of the original house, including the verandah; exclude later additions, the garage and all other structures | a d | 9265 |
| Woodville Road WOODVILLE | Woodville Railway Station; Down platform shelter, up platform shelter with weatherboard ticket office, single-storey brick building. | a c | 9198 |
| 65 Woodville Road WOODVILLE | State Bank; Office building and adjoining annexe to the south. | a c d | 9197 |
| 72 Woodville Road WOODVILLE | Town Hall & Council Chambers; Entire building including former 1902 Council offices and chamber, Town Hall and later additions, hitching post, John Hanrahan Memorial Water Fountain and Memorial Clock. | a f | 9200 |
| 90 Woodville Road WOODVILLE | Dwelling; Whole of dwelling under hipped terracotta tile roof, including verandahs. Excludes additions to rear, Stanley Street wing and garage. | a d | 27670 |
| 92A Woodville Road WOODVILLE | Ukrainian Catholic Church of St Volodymyr & Olha; Whole of church building, including front porch and breeze block verandahs and roof domes. | a b c d f | 27671 |
| 96 Woodville Road WOODVILLE | Former dwelling; Bluestone portion under 3 x hipped CGI roofs, including chimneys and concave verandah. | a d | 27672 |
| 106 Woodville Road WOODVILLE | Dwelling; Whole of dwelling under CGI hip and gable roofs, including chimney and bullnose verandahs. | a d | 27673 |
| 45-47 Beaufort Street WOODVILLE PARK | Whitefriars; Single-storey 1915 brick school building | c | 9267 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Kilkenny Road WOODVILLE PARK | Former Uniting Church; Church building including Mens Class room and 1866 foundation stone from Beverley Church but excluding additions adjacent Elgin Street. | c | 9234 |
| Kilkenny Road WOODVILLE PARK | Former Wesley Hall; Hall building | c | 9233 |
| 649 Port Road WOODVILLE PARK | Former Police Station; House and verandah; exclude fences entrance structure and outbuildings. | a c | 9235 |
| 675-677 Port Road WOODVILLE PARK | St Sava Church; Whole of masonry church building and belltower. | a b | 27612 |
| 100 Ledger Road Cnr of Doon Street WOODVILLE SOUTH | House; Includes original form and fabric. | a d | 20789 |
| Port Road WOODVILLE SOUTH | Woodville Primary School; Original school building and stone cottage to west. | c | 9268 |
| 878-882 Port Road WOODVILLE SOUTH | Woodville Hotel; Hotel building, single-storey building adjoining to the west; exclude single-storey drive-through building adjoining two storey building to the east and rear additions. | a c f | 9199 |
| 2-4 Tenterden Street Rear WOODVILLE SOUTH | House; Includes the house only, excluding rear outbuildings. | a d | 20861 |
| 44a Woodville Road WOODVILLE SOUTH | Uniting Church Complex; Church, former manse and three Sunday School classrooms; exclude fences and garages | c | 9195 |
| 4 Findon Road WOODVILLE WEST | Former Fire Station; Original two-storey building excluding single-storey addition to rear and Outbuildings and fences | c | 9250 |
| 74 May Street WOODVILLE WEST | Dwelling; Original form of the building, including all decorative features, canopies and fenestration. Excludes later additions and outbuildings. | a d | 27613 |

## Clare and Gilbert Valleys

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Blyth Road ARMAGH | Norfolk house | | 14519 |
| 17 Dame Street ARMAGH | Former Armagh School (Hall) | | 14518 |
| Hilltown Road BARINIA | Former Hill River Station Woolshed | | 14512 |
| Old Blyth Road BENBOURNIE | Stanley Cooper Mine Workings | | 14516 |
| Outa-Wurta Road BOCONNOC PARK | Kookynie Homestead | | 14517 |
| Main North Road BUNGAREE | Road Bridge | | 14506 |
| Main North Road BUNGAREE | Road Bridge | | 14508 |
| Main North Road BUNGAREE | Road Bridge | | 14507 |
| Main North Road BUNGAREE | Road Bridge | | 14505 |
| Farrell Flat Road CLARE | Hill River Station Complex | | 17630 |
| Lennon Street CLARE | Oaks Lennon Street | | 14501 |
| 254 Main North Road CLARE | National Bank | | 14497 |
| 19 Mill Street CLARE | School Building | | 14496 |
| Main North Road CLARE | Post Box VR | | 14498 |
| Main North Road CLARE | Primary School/Residence | | 14499 |
| Old North Road CLARE | Court House | | 14495 |
| Pioneer Avenue CLARE | Pioneer Tree | | 14502 |
| Union Street CLARE | Windsorlodge | | 14503 |
| Victoria Road CLARE | St. Michael's Church | | 14500 |
| CLARE | Wolta Wolta | | 14504 |
| Ohlmyer Park Road EMU FLAT | Former Railway Dam | | 14520 |
| Farrell Flat Road HILL RIVER | Hill River Station Tree Plantation | | 14536 |
| Farrell Flat Road HILL RIVER | Former Hill River Station Outbuildings and yards | | 14515 |
| Hilltown Road HILLTOWN | Hill River Station Outbuildings | | 14513 |
| Camels Hump Range HILLTOWN | Stone Wall | | 14514 |
| Main North Road PENWORTHAM | Cottage (Dave Jenner) | | 14532 |
| Main North Road PENWORTHAM | Flour Mill Ruins, Manager's Residence | | 14531 |
| Main North Road PENWORTHAM | Cottage (G.D. Young) | | 14529 |
| Main North Road PENWORTHAM | Cottage (Mathy's) | | 14528 |
| Main North Road PENWORTHAM | Cottage (Apple Shed) | | 14527 |
| Pawelski Road PENWORTHAM | Penwortham Cemetery | | 14533 |
| Pawelski Road PENWORTHAM | St. Mark's Church of England, Cemetery & Parsonage | | 14535 |
| Pawleski Road PENWORTHAM | Horrock's Tree | | 14534 |
| Seipelt Lane PENWORTHAM | Suicide Hill | | 14530 |
| Polish Hill Road POLISH HILL RIVER | Church of St. Stanislaus | | 14537 |
| Main North Road SEVENHILL | Cottage (Nykiel) | | 14526 |
| Main North Road SEVENHILL | Cottage (Edward Penna) | | 14525 |
| Main North Road SEVENHILL | Cottage (Laura Davies) | | 14524 |
| Dunns Range Road SPRING FARM | House (Mary Thomas) (N. Dunn's) | | 14522 |
| Springfarm Road SPRING FARM | Wendouree Cemetery | | 14523 |
| Wendouree Road East SPRING FARM | Wendouree Winery | | 14521 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Gaelic Cemetery Road STANLEY FLAT | Stanley Flat Cemetery | | 14510 |
| Main North Road STANLEY FLAT | Former Hotel (House that Jack Built) | | 14509 |
| Roach Road STANLEY FLAT | Former White Hut School | | 14511 |

## The Flinders Ranges

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Yappala Road BARNDIOOTA | Old Hookina Cemetery; Cemetery area including historic monuments and grave sites. | a b c | 25751 |
| Cemetery Road HAWKER | Cemetery; The whole of the Cemetery Reserve including historic monuments and grave railings. | a b c | 25747 |
| 58 Elder Terrace HAWKER | Hawker Institute; External form and materials of the original hall including hipped corrugated iron roof, face stonework and timber windows. Excludes recent additions. | a c g | 25736 |
| Leigh Creek Road Hookina Via Hawker HAWKER | New Hookina Cemetery; Cemetery reserve including historic monuments, iron railings and grave sites. | a b c | 25752 |
| Wirreanda Terrace HAWKER | Hawker Area School (older section); External form and materials of the 1927-28 section including hipped galvanised iron roof with louvered half gables and ventilators, brick stepped chimney, timber windows and doors. Excludes lean-to additions. | a c | 25745 |
| Wirreanda Terrace HAWKER | Great Northern War Memorial Hospital; External form and materials including the hipped bungalow roof with double gables, an entrance gable and a roof lantern. Includes face stonework, timber sash windows and timber doors. Excludes cream brick and rendered extensions. | a c d | 25744 |
| Arden Vale Road Portion of Government Road Reserve known as Arden Vale Road which runs between A1 DP43274 and A26 DP874 A34 DP874. Hundred of Pichi Richi QUORN | Memorial Avenue; Avenue of trees and monument. | a | 25713 |
| Cemetery (near) Road QUORN | Quorn Cemetery; The cemetery area including historic monuments, graves, masonry edging and iron railings and associated tree plantings. | a b c e | 25727 |
| 2 Hospital Road QUORN | Quorn and District Memorial Hospital; External form and materials of the 1950 section including hipped roof, painted rendered masonry walls, timber framed windows and timber framed half glass doors. Includes the long verandah, timber posts, a masonry wall, concrete floor and flat roof. Excludes 1975 and later additions. | a c | 25712 |
| 15-16 Park Terrace QUORN | Former St Petri's Lutheran Church; External form and materials including gabled corrugated iron roof, parapet face stonework walls, pointed arch timber / leaded windows and timber doors. Excludes additions at the rear. | a c | 25714 |
| Quorn-Hawker Road QUORN | Gordon Cemetery; Grave area including monuments, stone and iron grave surrounds. | a b c | 25725 |
| Railway Terrace QUORN | Former Power House; External form and materials including corrugated iron roof with louvered half gables, face stonework, timber windows and doors. Excludes additions. | a c | 25687 |
| Lot 100 Railway Terrace QUORN | CWA Hall; External form. | a b c | 25710 |
| 16 Railway Terrace QUORN | Memorial; Memorial | a | 25753 |
| 16 Railway Terrace QUORN | Soldiers Memorial; Memorial and Italian Cypress tree. | a f | 25686 |
| 22 Railway Terrace QUORN | Police Station; External form and materials including hipped corrugated iron roof, chimneys, verandah, face stonework and timber sash windows and timber panelled door. | a | 25692 |
| 3 Second Street QUORN | Former Primary School; 'External form and materials of the original school and residence including corrugated iron gabled roof with ventilators and decorative barges. Includes face stonework, timber framed windows, porch and verandah. The roof is of corrugated galvanized iron and has typical round ventilators. Excludes additions to the south.' | a c d | 25708 |
| West Terrace QUORN | Quorn Area School; External form and materials of the 1924 school including hipped and half gabled corrugated iron roof, lantern, roof ventilators, face stonework and brick trims, rendered entrance. | a c d | 25711 |
| Road Reserve, Proby's Grave Road via Simmonston Road, QUORN | Proby's Grave; Grave, memorial stone, timber fence and dead tree. | e f | 25723 |
| Town Oval QUORN | Memorial Hall; External form and materials including corrugated iron walls and roof, face stone facade and timber doors and windows. | a b c | 25716 |
| Town Oval QUORN | Pavilion - Grandstand; The external form and materials of the grandstand including corrugated galvanized iron hipped and gabled roof form, timber gable trims and finials, timber frieze, corrugated iron walls, timber tiers, seating, verandah posts and decoration. | a b | 25717 |
| 3.2 km south of Woolshed Flat QUORN | Lattice Girder Railway Bridge; The wrought iron bridge and stone abutments. | a d f | 25732 |
| Pichi Richi Pass, Saltia - 10 km west of Quorn QUORN | Railway Bridge; Railway bridge abutments. | a d f | 25728 |
| Over Pinkerton Creek (back of Railway Terrace), QUORN | Digger's Bridge; Bridge | a | 25715 |
| Quorn-Port Augusta Road 2.5 km north of Woolshed Flat via Quorn WOOLSHED FLAT | S Bend Bridge; Wrought iron plate girder railway bridge, timber trestle andstone abutments. | a f | 25730 |
| Arden Vale Road WYACCA | Former Yarrah Vale Uniting Church; Exterior form and materials including corrugated iron gabled roof, pierced barge boards and timber finial, face stonework, brick trims and timber windows and door. Excludes stone addition and veranda. | a c | 25722 |

## Gawler

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 56 Barnet Street EVANSTON | Racecourse building; The historic form and fabric of the principally bluestone building but not including the southern brick additions. | a e | 15969 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 17 Barnet Street EVANSTON | Dwelling; External form, fabric and detail of the dwelling, including external walling and gabled and hipped roofs, chimneys and joinery. | a d | 15336 |
| 22 Hillier Road EVANSTON | Former Osmington farmhouse; The historic form and fabric of the former Osmington farmhouse both original pise and later western additions but not including the rendered cover over the pise. | a b d e | 15588 |
| Lot 998 Bridge Street North GAWLER | Timber Railway Buildings; Gawler Central; Exterior form and fabric of the station office and shelter shed including facade, exterior walling, roof, verandah and joinery. Excluding non-original masonry amenities building | a c e | 15365 |
| Lot 29 Angle Vale Road EVANSTON GARDENS | Evanston Gardens School & Schoolhouse; The historic form and fabric of the former Gawler Blocks school and schoolhouse but not including verandah additions on the north and west sides of the school and brick extensions on the north and east of the schoolhouse. | a c f | 15986 |
| 2 Cameron Street GAWLER | Dwelling; External form, fabric and detail of the cottage including facade and external walling, roof and chimney, joinery and verandah. | a d | 15377 |
| 65 Angle Vale Road EVANSTON GARDENS | Evanston Gardens Memorial Hall; The historic form and fabric of the Hall and rear porch. | a c f | 15332 |
| 4-6 Cameron Street GAWLER | Attached dwellings; External form, fabric and detail of the cottages including facade and external walling, roof and chimneys and verandah | a d | 15378 |
| 79 Angle Vale Road EVANSTON GARDENS | Former Gawler Blocks Chapel; The historic form and fabric of the former Gawler Blocks Chapel but not including additions on the north side. | a c f | 15967 |
| 12 Cameron Street GAWLER | Dwelling and wall; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah; and rendered masonry wall to Cameron Street. | a d | 15374 |
| Lot 80 One Tree Hill Road EVANSTON PARK | Bentley, dwelling and outbuildings; The historic form and fabric of the dwelling, previous school and various historic outbuildings. | a b e | 15762 |
| 2 High Street GAWLER | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimney, joinery and verandah. | a d | 15580 |
| Adelaide/Bridge Street GAWLER | South Para River Bridge; The historic form and fabric of the bridge including cast iron pillars with lamp posts and coat of arms of Governor Gawler. | a c d f | 15968 |
| 4 High Street GAWLER | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimney, joinery and verandah. | a d | 15582 |
| Commercial Lane GAWLER | River Red Gum; The whole of the tree but not including parts of the tree required to be pruned as part of appropriate tree management. | a c e f | 15382 |
| 13 Howard Street GAWLER | Dwelling and Wall; External form, fabric and detail of the dwelling including facade and external walling, roof and chimney, joinery, verandah and stone boundary wall. | a d e | 15589 |
| Dundas Street GAWLER | Dwelling ('Tortola House', sometime Methodist manse) | | 20948 |
| 21 Jacob Street GAWLER | Dwelling and Fence; External form, fabric and detail of the dwelling including facade and external walling, roof and chimney, joinery, verandah and early wire fence and cast- iron gates. | a d | 15593 |
| 4-6 Dundas Street GAWLER | Attached cottages (marked 2, 2a); The historic form and fabric of the former row of four cottages but not including southern carport, alterations to former eastern door openings and northern additions. | a b | 15421 |
| 23 Jacob Street GAWLER | Dwelling and Wall; External form, fabric and detail of the dwelling including facade and external walling, roof and chimney, joinery, verandah and stone front boundary wall. | a d | 15595 |
| 10 Dundas Street GAWLER | Dwelling; The historic form and fabric of the dwelling but not including roof alterations. | a b e | 15419 |
| 40-42 Jacob Street GAWLER | Attached Dwellings; External original form, fabric and detail of the attached dwellings including original facades and external walling, roof and chimneys, joinery and verandah, verandah brick piers and wall. | a d | 15605 |
| 12 Dundas Street GAWLER | Dwelling; The historic form and fabric of the building including attached stone building and wall | a e | 20679 |
| 44 Jacob Street GAWLER | Dwelling; External original form, fabric and detail of the cottage including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15606 |
| 14 Dundas Street GAWLER | Dwelling, Former Victoria Mill Office; The historic form and fabric of the building including attached stone building and wall. | a e | 15997 |
| 5 King Street GAWLER | Former Station Masters House; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d e | 15622 |
| 31 Finniss Street GAWLER | Zion Lutheran Church & wall; The historic form and fabric of the Church and stone walls to street front and street entrance. | a b c f | 15971 |
| 10 King Street GAWLER | Dwelling; External form, fabric and detail of the bungalow including facade and external walling, roof and chimneys and verandahs. | a d | 15990 |
| Julian Terrace GAWLER | Avenue of Moreton Bay Fig Trees; The whole of the double planted avenue of Moreton bay fig trees but not including parts of the trees required to be pruned as part of appropriate tree management. | a c d e f | 15608 |
| 11 King Street GAWLER | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15610 |
| 7 King Street GAWLER | Dwelling, former grain store; The historic form and fabric of the building and stone wall with cast iron gate but not including the northern masonry wall or alterations to the north west part of the building. | a b d | 15624 |
| 15 King Street GAWLER | Dwelling, Wall and Gate; External form, fabric and detail of the dwelling including original facade and external walling, roof, chimneys, verandah, front wall and gate. | a d | 15613 |
| 23-25 King Street GAWLER | Former Eagle Foundry & fence; The historic form and fabric of the stone and galvanised iron former Eagle Foundry building (but not including the northern brick additions) and the stone and cast iron street fence on King Street. | a b d | 15616 |
| 17 King Street GAWLER | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah. | a d e | 15614 |
| 27-29 King Street GAWLER | Dwelling, former private hospital; The historic form and fabric of the building. | a c | 15619 |
| 28 King Street GAWLER | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys and verandah. | a d | 15620 |
| 21-23 Murray Street GAWLER | South End Hotel & Outbuildings; The historic form and fabric of the Hotel and stone outbuildings but not including structural signs. | a c d f | 15715 |
| 34 King Street GAWLER | Dwelling and Gate; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery, verandah and front gate including supports. | a d | 15989 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 27 Murray Street GAWLER | Shop & former Austral Theatre; The historic form and fabric of the shop and stone former cinema building to rear. | a c | 15716 |
| 8 Murray Street GAWLER | Former Dwellings; External form, fabric and detail of the former two storey dwellings including facade and external walling, roof and chimney and verandah. | a d | 15728 |
| 39 Murray Street GAWLER | Office; The historic form and fabric of the building but not including northern verandah or recent eastern additions. | a d | 15719 |
| 65 Murray Street GAWLER | Shop and Residence; External form, fabric and detail of the former shop and residence including facade and external walling, roof and chimneys and verandah. | a c | 15724 |
| 63 Murray Street GAWLER | Former Oddfellows Hall; The historic form and fabric of the building but not including cantilever verandah or concrete facade additions. | a c d e | 15723 |
| 68-76 Murray Street GAWLER | Shops; External form, fabric and detail of the shop including facade, parapet and external walling and roof, excluding concrete block addition to the rear. | a c | 15726 |
| 67-73A Murray Street GAWLER | Former Regal Cinema and shops; The historic form and fabric of the building. | a c f | 15725 |
| 111 Murray Street GAWLER | Shop; External form, fabric and detail of the shop including facade and external walling, roof and chimneys, verandah, rear stone wing and walls. | a c d | 15693 |
| 102 Murray Street GAWLER | Gawler Arms Hotel; The historic form and fabric of the Hotel but not including modern entrance and alterations to the rear of the building. | a c | 15689 |
| 147-151 Murray Street GAWLER | Shops; External form, fabric and detail of the shops including facade and external walling and roof, joinery and verandah. | a c d | 15701 |
| 106-116 Murray Street GAWLER | Shops, Wilcox Buildings; The historic form and fabric of the buildings but not including alterations to the parapet and verandah of 114, additions in the south west of 106, modern brick additions on western side and structural signs. | a c e f | 15691 |
| 153 Murray Street GAWLER | Former Geue's Garage; External form, fabric and detail of the former garage including facade and external walling and roof. | a c | 15702 |
| 109 Murray Street GAWLER | Prince Albert Hotel & outbuildings; The historic form and fabric of the Hotel and rear stone outbuildings and wall but not including rear additions or front verandah addition of posts and chain. | a c f | 15692 |
| 161-163 Murray Street GAWLER | Dwelling, 'Deland House'; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah; and rear stone wings and outbuildings. | a d | 15706 |
| 155-157 Murray Street GAWLER | Exchange Hotel; The historic form and fabric of the Hotel including the slate footpath. | a c d f | 15704 |
| 3-5 Paterson Terrace GAWLER | Attached Dwellings; External form, fabric and detail of the attached dwellings including facade and external walling, roof and chimneys, joinery and verandah, including wall and piers. | a d | 15769 |
| 155-157 Murray Street GAWLER | Exchange Hotel bottle shop, former grain store; The historic form and fabric of the building but not including alterations to the parapet and front of building. | a b | 15705 |
| 11 Thomas Terrace GAWLER | Dwelling 'York House'; External form, fabric and detail of the villa and rear stone structures including external stone walling, roof, chimneys, ogee verandah, joinery and lacework details. Excludes sheet metal fences and carport. | a d | 15897 |
| 118-122 Murray Street Street GAWLER | Bunyip Press & adjacent shop; The historic form and fabric of the buildings but not including the rear masonry brick and iron shed. | a c e f | 15694 |
| 13 Thomas Terrace GAWLER | Dwelling; External form, fabric and detail of the villa including facade and external walling, roof, chimneys, verandah, joinery and lacework details. Excludes picket fence and cast- iron driveway gates. | a d | 15898 |
| Nixon Terrace Sec 24 GAWLER | Exhibition Building, Parklands; The historic form and fabric of the Exhibition Building but not including 20th Century additions. | a c d e f | 15978 |
| 7 - 9 Blanch Street GAWLER EAST | Dwelling, 'Brentwood'; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery and stone and brick boundary walls and cast-iron gates. | a d | 15363 |
| South Para River GAWLER | Railway Bridge, Angaston Line (1910); The historic form and fabric of the bridge including stone piers and embankments. | a d f | 15987 |
| 11 Blanch Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15345 |
| 10 Tod Street GAWLER | Uniting Church Hall, former Wesleyan Chapel; The historic form and fabric of the former Church and western two storey extension and of the street front stone wall. | a b c d f | 15907 |
| 12 Blanch Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15346 |
| 2 Walker Place GAWLER | Former James Martin shed; The historic form and fabric of the building but not including the northern concrete parapet and entrance alterations. | a e | 15980 |
| 14 Blanch Street GAWLER EAST | Dwelling, 'Burnleigh'; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15347 |
| Whitelaw Terrace GAWLER | James Martin Monument; The historic form and fabric of the monument. The monument has been moved from its original location. | a e f | 15981 |
| 15 Blanch Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof form, chimneys, verandah and joinery, excluding later additions. | a d | 15348 |
| 2 Ayers Street GAWLER EAST | Mars Hill, Dwelling & Coachhouse; The historic form and fabric of the dwelling and coach house and the stone and cast iron entrance gates. | a b d e | 15333 |
| 21 - 23 Blanch Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15355 |
| 2 Blanch Street GAWLER EAST | Yenda, dwelling & Outbuilding; The historic form and fabric of the dwelling and two stone outbuildings but not including the eastern concrete block additions of the dwelling or the western iron frame additions of the main outbuilding. | a d e | 15352 |
| 22 Blanch Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15354 |
| LOT 72 Cheek Avenue North GAWLER EAST | St George's Anglican Cemetery; The principle heritage interest is the historic form and fabric of older grave monuments and grave surrounds, including cast iron fences but not including more recent grave sites except those of significant local persons. | a d e | 15380 |

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|---|---|---|---|
| 2a Calton Road GAWLER EAST | Dwelling; External form, fabric and detail of the cottage dwelling and projecting wing including facade, external walling, roof, joinery and verandah. Including stone garden walls and fences. | a d | 15369 |
| 10-16 Daly Street GAWLER EAST | Row of four cottages; The historic form and fabric of the row of cottages. | a b | 15388 |
| 4 Calton Road GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof and chimneys, joinery; and stone and cast-iron fence. | a d | 15370 |
| 1B Dawes Avenue GAWLER EAST | Dwelling; The historic form and fabric of the building but not including the modern additions and alterations on the southern side | a d e | 20678 |
| 6 Calton Road GAWLER EAST | Dwelling, 'Hillside' and Wall; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah, joinery and stone boundary and terrace walling. | a d | 15371 |
| 6-8 East Terrace GAWLER EAST | Former Hutchinson Hospital; The historic form and fabric of the early Hospital buildings but not including various post World War ll additions. | a c e | 15429 |
| 11 Crown Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. Excluding detached garage. | a d | 15383 |
| 23 East Terrace GAWLER EAST | Dance Academy, former barn; The historic form and fabric of the building including stone wall but not including the northern road front addition. | a b | 15425 |
| 1 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. | a d | 15387 |
| 6 Eucalypt Drive GAWLER EAST | Former Korff barn; The historic form and fabric of the former barn. | a b e | 15475 |
| 3 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. | a d | 15394 |
| 7 Eucalypt Drive GAWLER EAST | Former Korff farmhouse & attached stable; The historic form and fabric of the former farmhouse and attached stables including the cobblestone floor of the stables. | a b d e | 15476 |
| 5 Daly Street GAWLER EAST | Dwelling and wall; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah, joinery and stone wall to front boundary. | a d | 15396 |
| 7 Eucalypt Drive GAWLER EAST | Former Korff farmhouse; The historic form and fabric of the former farmhouse but not including recent western additions. | a b e | 15477 |
| 6 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. | a d | 15397 |
| 25 High Street GAWLER EAST | Craiglee, house barn & stone wall; The historic form and fabric of the house, outbuildings and boundary stone wall as well as several trees forming a significant landscape feature but not including the cast iron lacework on the western balcony. | a b d e f | 15581 |
| 9 Daly Street GAWLER EAST | Dwelling and wall; Exterior form and fabric of the dwelling including facade, exterior walling, hipped and gabled roof, chimneys, verandah, joinery, stone boundary wall and cast-iron gates. | a d | 15399 |
| 2 Lally Drive GAWLER EAST | Dwelling, former chaff mill & barn; The historic form and fabric of the building including the internal chaff mill features. | a b f | 15628 |
| 13 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. | a d | 15389 |
| 4 Lyndoch Road GAWLER EAST | Masonic Lodge; The historic form and fabric of the building but not including the northern concrete block addition. | a c d f | 15974 |
| 17 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery and masonry front fence and gates. | a d | 15390 |
| 11 Lyndoch Road GAWLER EAST | Immanuel Lutheran School; The historic form and fabric of the former High School and School of Mines building and stone wall on Lyndoch Road but not including the other more modern buildings and additions. | a c | 15630 |
| 22 Daly Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah and joinery. | a d | 15392 |
| 8 McKinlay Avenue GAWLER EAST | Oaklands; The historic form and fabric of the building but not including the modern additions and alterations on the southern side. | a d e | 15686 |
| 26 Daly Street GAWLER EAST | Dwelling; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah. Excluding hood awning to window. | a d | 15393 |
| 12 Union Street GAWLER EAST | Coachhouse, stable (Formally 1 Warren Street); The historic form and fabric of the attached buildings but not including the entrance alterations. | a d | 15963 |
| 2 Duffield Street GAWLER EAST | Entrance Stairs; Form and fabric of the rendered stone and brick steps but excluding modern steel gate. | a d | 15408 |
| 3 Warren Street GAWLER EAST | Attached Cottage; The historic form and fabric of the attached building but not including the entrance alterations | a d | 20680 |
| 5 Duffield Street GAWLER EAST | Dwelling, Former 'Pine Lodge' and Outbuilding; Exterior form and fabric of the dwelling including facade, exterior walling, gabled roof, chimneys, verandah, joinery and stone outbuilding. | a d e | 15415 |
| 7 Warren Street GAWLER EAST | Dwelling, fr North Gawler Lutheran Church; The historic form and fabric of the building including the porch. | a c | 15966 |
| 7 Duffield Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah, joinery and stone outbuilding, exluding later additions. | a d | 15416 |
| Lyndoch/Hemaford GAWLER EAST | Stone culvert under Lyndoch Road; The historic form and fabric of the stone culvert but not including the more recent road construction over it. | a d | 15975 |
| 9 Duffield Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15417 |
| 3-5 Adelaide Road GAWLER SOUTH | former Church of Christ; The historic form and fabric of the former Church of Christ including the rear Church additions but not including the new office building and structural signs. | | 15303 |
| 4 East Terrace GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, verandah and joinery. | a d | 15427 |
| 4-6 Adelaide Road GAWLER SOUTH | Surgery, former Mill Inn; The historic form and fabric of the former Mill Inn but not including modern additions on the eastern side or concrete additions on the western road front or the altered roof line. | a c | 15311 |

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|---|---|---|---|
| 7 East Terrace GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, joinery and verandah. | a d | 15430 |
| 9 Adelaide Road GAWLER SOUTH | Former Gawler South District Council Office; The historic form and fabric of the former Gawler South Council Office but not including the southern additions, structural signs or built in parts of the north verandah. | a c e | 15331 |
| 2 - 4 Edith Street GAWLER EAST | Dwelling (May Bros); Exterior form and fabric of the dwelling including facade, exterior walling, hipped roof, chimneys, joinery and verandah. | a d | 15996 |
| 35 Adelaide Road GAWLER SOUTH | Church of the Transfiguration; The whole form and fabric of the Church building. | a c d f | 15301 |
| 11 Edith Street GAWLER EAST | Dwelling; Exterior form and fabric of the dwelling including facade, exterior walling, roof, chimneys, joinery and verandah. | a d | 15433 |
| 35 Adelaide Road GAWLER SOUTH | Gawler South War Memorial; The War Memorial structure and flag pole. The original cast iron fence surround has been removed. | a c e f | 15302 |
| 6 - 8 Lyndoch Road GAWLER EAST | Dwelling, Walls and Outbuilding; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah; stone wall and rendered masonry boundary walls to Lyndoch Road and outbuilding. | a d | 15649 |
| 7 Bray Street GAWLER SOUTH | Bluestone quarries (also 10 Mount Terrace); The exposed bluestone quarry sites. | a f | 15364 |
| 10 Lyndoch Road GAWLER EAST | Dwelling, Wall and Outbuilding; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah, stone, render and cast-iron fence; and stone outbuilding and wall to Edith Street boundary. | a d | 15629 |
| 10 Fifteenth Street GAWLER SOUTH | Fitness Centre, former Duffield grain store; The historic form and fabric of the whole former grain store building but not including the rendered finish on all except western walls, structural signs or recent minor entrance alterations. | a b e f | 15972 |
| 12C Lyndoch Road GAWLER EAST | Dwelling 'Euke House'; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah. | a d | 15632 |
| 2-4 Fourteenth Street GAWLER SOUTH | former Gawler West Uniting Church; The historic form and fabric of the Church but not including the southern concrete block additions. | a c f | 15517 |
| 24 Lyndoch Road GAWLER EAST | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah. | a d | 15642 |
| 2&10 Mount Terrace GAWLER SOUTH | Bluestone quarries; See 7 Bray Street | | 15687 |
| 35 Lyndoch Road GAWLER EAST | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys and verandah. | a d | 15646 |
| Murray Street First Street GAWLER SOUTH | Dead Man's Pass & Ford; The river environment and indigenous vegetation and open space areas including the original ford area but not including the toilets, horse jumps or recently constructed bridge. | a c e f | 15976 |
| 47 Lyndoch Road GAWLER EAST | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys and, verandah. | a d | 15648 |
| 18-20 Nineteenth Street GAWLER SOUTH | Criterion Hotel and stone shed; The historic form and fabric of the Hotel and rear stone outbuildings but not including rear additions or the bottle shop additions. | a c f | 15748 |
| 8 Rudall Street GAWLER EAST | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof, chimneys and verandah. | a d | 15804 |
| 32 Seventh Street GAWLER SOUTH | Dwelling, former shop, stone out-buildings which relate to dairy industry; The historic form and fabric of the dwelling including front stone portico and walls, cast iron verandah materials and stone outbuildings which relate to dairy industry, but not including the brick verandah infill. | a d e | 15848 |
| 2 Short Street GAWLER EAST | Dwelling; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys and verandah. Excludes front boundary fence and garage. | a d | 15860 |
| 13 Twenty-first Street GAWLER SOUTH | Former Bassett house; The historic form and fabric of the dwelling but not including the eastern verandah addition. | a e | 15942 |
| 3 Turner Street GAWLER EAST | Dwelling, Stable and Stone Walls; External form, fabric and detail of the villa, including masonry walls, roof, chimneys, verandah and joinery. External form and fabric of the masonry stable, shed and stone walls. | a d e | 15909 |
| 22-24 Twenty-second Street GAWLER SOUTH | Former Seventh Day Adventist Church; The historic form and fabric of the building including internal timber features. | a c | 15956 |
| 1 Adelaide Road GAWLER SOUTH | Former dwelling and wall; External form, fabric and detail of the bungalow dwelling including original facade and external walling, roof and chimneys, joinery and verandah; and masonry and iron fence to Adelaide Road, excluding wagon structure within the front setback. | a d | 15992 |
| 2 Twenty-third Street GAWLER SOUTH | Former Dawson grain store; The historic form and fabric of the bluestone building but not including the northern and southern iron shed additions. | a b e f | 15979 |
| 8 Adelaide Road GAWLER SOUTH | Former Dwelling; External form, fabric and detail of original dwelling including external walling, Dutch hipped and gabled roof, chimneys, verandah, brick outbuilding and joinery, excluding all later additions. | a d e | 15328 |
| Sec 2 Penrith Avenue GAWLER WEST | 29-31 Penrith Avenue; The historic form and fabric of the former Para Para lodge including the stone wall and entrance but not including iron outbuildings or the metal roof tiling or wall rendering. | a e | 15773 |
| 10 Adelaide Road GAWLER SOUTH | Former Dwelling; External form, fabric and detail of the former dwelling including original facade and external walling, roof and chimneys, joinery and verandah. | a d | 15284 |
| 13 Railway Terrace GAWLER WEST | Gawler hybrid bottlebrush; The whole of the tree but not including parts of the tree required to be pruned as part of appropriate tree management. | a d e | 15777 |
| 22A & 22B Adelaide Road GAWLER SOUTH | Former Attached Dwelling; External form, fabric and detail of the former attached dwellings including original parapet facade and external walling, roof, chimneys, joinery and verandah. | a d | 15292 |
| Lot 62 Clifford Road HILLIER | Former Hillier farmhouse; The historic form and fabric of the farmhouse, stone barn, stone tank and water trough and stables with original wooden posts and iron roof but not including concrete shed, steel framed shed and other modern buildings. | a b e | 15381 |
| 27 Adelaide Road GAWLER SOUTH | Dwelling; External form, fabric and detail of the former dwelling including original facade and external walling, roof, chimneys, joinery and verandah, excluding later addition to side. | a d | 15296 |
| Paternoster Road REID | Three munitions bunkers, Gawler Dump; The historic form and fabric of the munitions bunkers including sliding doors. | a e | 15767 |

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|---|---|---|---|
| 32 Adelaide Road GAWLER SOUTH | Dwelling; External form, fabric and detail of the former dwelling including original parapet facade and external walling, roof, chimneys, joinery and verandah and rendered masonry and cast-iron boundary wall. | a d | 15300 |
| Paternoster Road REID | Air-raid shelter; The historic form and fabric of the air raid shelter including the concrete underground building and stairways and above ground iron sheds and concrete and iron hatches. | a c d e | 15768 |
| 36 Adelaide Road GAWLER SOUTH | Shop (No 1 store); External form, fabric and detail of the store including original parapet facade and external walling, roof, shopfront and joinery. | a b d | 15304 |
| Lot 50 Paternoster Road REID | Two munitions bunkers; The historic form and fabric of the munitions bunkers including sliding doors but not including any modern doors. | a e | 15766 |
| 38A Adelaide Road GAWLER SOUTH | Former Shop; External form, fabric and detail of the store including original parapet facade to street, external walling, roof, verandah and timber shopfront. | a d | 15306 |
| Gawler River REID | Railway bridge, Roseworthy line; The historic form and fabric of the bridge including stone piers and embankments. | a f | 15568 |
| 41 Adelaide Road GAWLER SOUTH | Corner store and attached cottages; External form, fabric and detail of the attached shop and cottages including facade, external walling, roof, verandahs, joinery and shopfront. | a b c d | 15308 |
| 2 Main Street WILLASTON | Dwelling, former Willaston Hotel; The historic form and fabric of the building. | a c | 15675 |
| 44 Adelaide Road GAWLER SOUTH | Former Attached Dwellings and Boys' School; External form, fabric and detail of the former attached dwellings including facade and external walling, roof, chimneys, joinery and verandah; and remnant stone wall on rear boundary. | a d | 15310 |
| 5 Main Street WILLASTON | Willaston Post Office; The historic form and fabric of the building but not including structural signs or the dwelling at rear of lot. | a c e | 15681 |
| 50 Adelaide Road GAWLER SOUTH | Former Anglican Church Hall; External form, fabric and detail of the former Church hall, including facade, external walling, Dutch hipped roof and joinery. | a c d | 15313 |
| 6-8 Main Street WILLASTON | Costin's Shop & shed former wheelwrights | a c | 15683 |
| 57 Adelaide Road GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage dwelling including facade and external walling, roof and chimney and verandah. | a d | 15316 |
| 19-21 Main Street WILLASTON | Attached dwellings; The historic form and fabric of the building and stone outbuilding. | a | 15674 |
| 59 Adelaide Road GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage dwelling including facade and external walling, roof and chimney and verandah. | a d | 15318 |
| 31-35 Main Street WILLASTON | Willaston Hotel, former Victoria Hotel; The historic form and fabric of the building and stone outbuilding but not including structural signs or the additions on the southern and northern sides or the bottle shop. | a c f | 15680 |
| 63 Adelaide Road GAWLER SOUTH | Dwelling and wall; External form, fabric and detail of the cottage dwelling including facade and external walling, roof and chimney, joinery, verandah and masonry wall. | a d | 15321 |
| 37 Main North Road WILLASTON | former Willaston Uniting Church; The historic form and fabric of the Church. | a c f | 15664 |
| 5 Eighteenth Street GAWLER SOUTH | Former May Bros. Pay Office; Exterior form and fabric of the dwelling including facade, exterior walling, hipped roof, chimneys, joinery and verandah. | a d | 15449 |
| Murray Road WILLASTON | Clonlea; The river environment and indigenous vegetation and open space areas including the reconstructed limestone shed and National Trust plaque but not including the entrance gate, toilets, or recently provided recreation structures. | a c d e f | 15983 |
| 12 Eighteenth Street GAWLER SOUTH | Former May Bros. Office; Exterior form and fabric of the dwelling including facade, exterior walling, hipped roof, chimneys, joinery and verandah. | a d | 15445 |
| Paxton Street WILLASTON | Former brick kilns; The historic form and fabric of the former brick kilns including chimney, arch and brick tunnels but not including Council waste depot facilities. | a f | 15772 |
| 19 Eighteenth Street GAWLER SOUTH | Dwelling Humphry's General Store; Exterior form and fabric of the former store including parapet facade, exterior walling, hipped roof, chimneys, verandah, shopfront and joinery. | a b c d | 15447 |
| 8-12 Redbanks Road WILLASTON | Willaston Memorial Hall; The historic form and fabric of the former school and hall but not including northern yellow brick additions or new CFS buildings. | a c | 15801 |
| 4 Eighth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof, chimneys, joinery and verandah. | a d | 15468 |
| 16 Eighth Street GAWLER SOUTH | Dwelling, including stone fence; Exterior form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and stone and brick boundary walling and cast iron gates | a d | 15456 |
| 19 - 21 Eighth Street GAWLER SOUTH | Attached Dwellings and Wall; Exterior form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah and masonry wall to Eighth Street. | a d | 15458 |
| 20 Eighth Street GAWLER SOUTH | Dwelling and Wall; Exterior form, fabric and detail of the former dwelling including facade and external walling, roof and chimneys, joinery and verandah and masonry wall to Eighth Street. | a d | 15459 |
| 22 Eighth Street GAWLER SOUTH | Dwelling and Wall; Exterior form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, verandah and front wall. | a d | 15460 |
| 24 Eighth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15462 |
| 26 Eighth Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah, joinery and masonry and cast-iron boundary wall and gates. | a d e | 15463 |
| 30 Eighth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof, chimneys and verandah. | a d | 15464 |
| 34 Eighth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and joinery. | a d | 15466 |
| 9 Eleventh Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and joinery. | a d | 15472 |
| 2 Fifteenth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and joinery. | a d | 15478 |
| 5 Fifteenth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and joinery. | a d | 15479 |

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| 7 - 7A Fifth Street GAWLER SOUTH | Pair attached dwellings, including stone fences; External form, fabric and detail of the attached dwellings including facade and external walling, roof and chimneys, joinery, verandah and masonry boundary wall. | a d | 15498 |
| 16 Fourteenth Street GAWLER SOUTH | Dwelling, (Former) Schoolroom and Wall; External form, fabric and detail of the dwelling and former schoolroom, including facade and external walling, roof and chimneys, verandah, joinery and masonry boundary wall and cast-iron gate. | a c d | 15513 |
| 27 Fourth Street GAWLER SOUTH | Stone shed Remains and Wall; External form, fabric and detail of the stone outbuilding and wall, including external walling and remnant joinery. | a d | 15542 |
| 30 Fourth Street GAWLER SOUTH | Dwelling and Outbuildings; To the extent of both stages of historic fabric of the dwelling and outbuildings including external facades, walling, roof and chimneys, verandahs and joinery. | a b d | 15544 |
| 37 Fourth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah. | a d | 15551 |
| 38 Fourth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof, chimneys and verandah. | a d | 15552 |
| 44 Fourth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15557 |
| 9 Gawler Terrace GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15575 |
| 17 Gawler Terrace GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d e | 15571 |
| 25 Gawler Terrace GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15573 |
| 9-11 Nineteenth Street GAWLER SOUTH | Attached Dwellings and Walls; External form, fabric and detail of the attached dwellings including facade and external walling, roof and chimneys, joinery and verandah; all masonry and cast-iron fences and walls. | a d | 15753 |
| 8 Ninth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the former dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15760 |
| 15 Ninth Street GAWLER SOUTH | Attached Dwellings; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15977 |
| 1 Second Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, joinery, verandah, masonry wall with piers and cast-iron panels. Excludes later addition to north. | a d | 15807 |
| 5 Second Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, joinery and verandah. Excludes contemporary additions to south and west. | a d | 15830 |
| 19 Second Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, joinery, verandah and masonry front boundary wall. | a d | 15816 |
| 21 Second Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15818 |
| 1 Seventh Street GAWLER SOUTH | Dwelling 'Park Villa' and Wall; External form, fabric and detail of the bungalow dwelling including facade and external walling, roof and chimneys, joinery, verandah, brick and stone boundary wall. | a d | 15839 |
| 3 Seventh Street GAWLER SOUTH | Dwelling and Walls; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah and brick and stone boundary walls. | a d | 15847 |
| 20 Seventh Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys and verandah. | a d | 15842 |
| 22 Seventh Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah and rendered masonry and cast-iron wall and stone wall to south. | a d | 15843 |
| 24 Seventh Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah. Excludes front boundary fence and lychgate. | a d | 15844 |
| 3 Sixteenth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including masonry walls, corrugated roof, brick chimneys, joinery and parapet stone addition to the north. Excludes lean-to addition to west. | a d | 15864 |
| 5 Tenth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the dwelling including masonry walls with castellated parapet and corbelled chimney, corrugated roof and joinery. Excludes verandah and front boundary picket fence. | a d | 15875 |
| 4-4A Thirteenth Street GAWLER SOUTH | Attached Dwellings; External form, fabric and detail of the attached dwellings including facade and external walling, roof, chimneys, verandah, joinery and lacework details and side boundary stone walls. Excludes front boundary fences. | a d | 15891 |
| 19 Thirteenth Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah and wall. Excludes steel gate in wall. | a d | 15886 |
| 20 Thirteenth Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the villa dwelling including facade and external walling, roof and chimneys, verandah and rendered wall. Excludes steel fences and gate. | a d | 15888 |
| 22 Thirteenth Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the cottage including external walling, roof, chimneys, joinery, verandah and stone wall with rendered piers and capping. Excludes steel gate. | a d | 15890 |
| 2 Twelfth Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage including facade and external walling, roof, chimney and verandah. Excludes boundary fencing. | a d | 15918 |
| 4-6 Twelfth Street GAWLER SOUTH | Attached Cottages; External form, fabric and detail of the attached cottages including facade and external walling, roof and chimneys, verandah. Excludes picket fence to front boundary. | a d | 15928 |
| 17-17A & 19-19A Twelfth Street GAWLER SOUTH | Attached Cottages and side boundary wall; External form, fabric and detail of the attached cottages including facade and external walling, roof and chimneys, verandah and east stone wall to Glenelg Lane. | a d | 15917 |
| 26 Twelfth Street GAWLER SOUTH | Dwelling and Outbuildings; External form, fabric and detail of the cottage including facade, external walling and roof. Also including stone outbuildings and stone boundary walls at rear located adjacent Station Lane. Excluding bay window and timber strapping to gable on East side. | a d | 15924 |
| 2 Twenty-first Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage including facade and external walling, roof and chimneys, verandah. Excluding front boundary fence. | a d | 15945 |

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| 5 Twenty-first Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage including facade and external walling, roof, redbrick chimneys, joinery and verandah. Excluding front boundary fence and side carport. | a d | 15948 |
| 6 Twenty-first Street GAWLER SOUTH | Dwelling and Wall; External form, fabric and detail of the cottage including external walling, roof, redbrick chimneys, joinery and masonry front boundary fence. | a d | 15949 |
| 1 Twenty-third Street GAWLER SOUTH | Dwelling; External form, fabric and detail of the cottage including external walling, roof, redbrick chimneys, joinery and verandah. | a d | 15957 |
| 7 Dean Street GAWLER WEST | Dwelling and wall; Exterior form and fabric of the dwelling including facade, exterior walling, hipped and gabled roof, chimneys, verandah, joinery, stone outbuilding, stone and brick boundary wall and cast-iron gates. | a d | 15405 |
| 7-9 Main Street WILLASTON | Former Dwelling and Rear Cottage; External form, fabric and detail of the former dwelling including facade and external walling, roof and chimneys, joinery and verandah. External form, fabric and detail of the gabled stone cottage to the rear of the allotment and remnant portions of the earlier stone and brick wall. | a d | 15685 |
| 12 - 14 Main Street Main North Road WILLASTON | Dwelling, 'Coolup'; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15672 |
| 23 Main Street Main North Road WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah. | a d | 15678 |
| 25 - 29 Main Street WILLASTON | Shops; External form, fabric and detail of the shops including facade and external walling, roof and chimney and joinery. | a d | 15679 |
| Main North Road WILLASTON | Willaston Bridge; Bridge structure including iron girders, stone piers and abutments, remant timber substructure and wrought iron railings. | a c d f | 15988 |
| 34 Main North Road WILLASTON | Former Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15662 |
| 36 - 38 Main North Road WILLASTON | Former Dwelling; External form, fabric and detail of the former dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15663 |
| 40 - 42 Main North Road WILLASTON | Attached Dwellings; External form, fabric and detail of the attached dwellings including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15667 |
| 49 Paxton Street WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15770 |
| 32 Redbanks Road WILLASTON | Dwelling; External form, fabric and detail of original dwelling including facade and external walling, roof and chimneys, joinery and verandah, excluding later additions. | a d | 15784 |
| 33 Redbanks Road WILLASTON | Dwelling and Wall; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15785 |
| 37 Redbanks Road WILLASTON | Dwelling, Wall and Outbuilding; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah. | a d | 15786 |
| 40 Redbanks Road WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, verandah and timber detailing. | a d | 15788 |
| 46 Redbanks Road WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys and verandah. | a d | 15792 |
| 50 Redbanks Road WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys and verandah. | a d | 15794 |
| 51 Redbanks Road WILLASTON | Dwelling; External form, fabric and detail of the dwelling including facade and external walling, roof, chimneys and verandah. | a d | 15795 |
| 56 Redbanks Road WILLASTON | Dwelling and Outbuildings; External form, fabric and detail of the dwelling including facade and external walling, roof and chimneys, joinery and verandah; stone and brick outbuildings. | a d | 15797 |
| 14 Union Street | Dwelling; External form, fabric and detail of the bungalow including facade and external walling, roof, chimneys and verandah. | a d | 20782 |
| 15 Barnet Street EVANSTON | Dwelling and wall (Former May Bros.); External form, fabric and detail of the dwelling, including external walling, hipped and gabled roof, chimneys, verandahs, joinery and masonry and cast-iron fence and gate. | a d | 15335 |

## Holdfast Bay

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Alfreda Street BRIGHTON | Row of Eucalypts; Mature trees | a e f | 4407 |
| 2 Athelney Avenue BRIGHTON | House (Athelney); External form, materials and detail of the earliest sections of the house | a d e | 4423 |
| 411 Brighton Road BRIGHTON | Institute Library; External form, materials and detailing of the original 1929 building | a c e | 4436 |
| 442 Brighton Road BRIGHTON | Brighton Public School and Residence; External form, materials and original detailing of the school building and the Headmaster's residence | a c d f | 4437 |
| 443 Brighton Road BRIGHTON | Uniting Church; External form, materials and original details of the Church | a c d f | 4438 |
| 2/ 444 Brighton Road BRIGHTON | Anglican Church Complex; External form, detail and original materials of French Hall and the earliest rear sections of St Jude's Church | a c d f | 4439 |
| 448 Brighton Road BRIGHTON | Three Moreton Bay Fig Trees; The three trees in their entirety and an appropriate curtilage | a e f | 4581 |
| 507 Brighton Road BRIGHTON | Former Police Station; External form, materials and original detailing | a c | 4440 |
| 20-20a Cedar Avenue BRIGHTON | Attached Shops and Residence; External form, materials and original detailing | a c d | 4451 |
| 40 Cedar Avenue BRIGHTON | House; Overall external form, materials and original detailing of the house | a d e | 4452 |
| 1 Commercial Road BRIGHTON | Windsor Theatre and Freemasons Lodge; Overall external form of the structure | a c f | 4455 |
| Esplanade BRIGHTON | War Memorial & Drinking Fountain; The overall form of the arch and attached tablets and decoration and the entire form of the fountain | a e f | 4463 |
| 136 Esplanade BRIGHTON | Shop and Flats (Pier Building); External form, material and all original details which remain | a b c f | 4462 |

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| 154 Esplanade BRIGHTON | House; Overall external form, materials and original detailing of the house | a d e | 4464 |
| 156 Esplanade BRIGHTON | House; External form, materials and original detailing of the 1900's house | a d | 4465 |
| 158 Esplanade BRIGHTON | House; External form, materials and original detailing of the 1918 structure | a d | 4466 |
| 161 Esplanade BRIGHTON | House; Overall form and original materials and detailing of the circa 1913 house | a d e | 4467 |
| 1-5 Hartley Road BRIGHTON | Telephone Exchange; Overall form and detailing of the Telephone Exchange | a c | 4479 |
| 14 Jetty Road BRIGHTON | Former Residence (Ringwood); Overall external form, original materials and details of the 1924 house | a d e | 4488 |
| 47 Jetty Road BRIGHTON | Shop and Attached Residence; Overall external form and materials and original detailing of the shop and house | a c d | 4489 |
| 49 Jetty Road BRIGHTON | Butcher's Shop; Overall form of the single storey section of the shop | a c d | 4490 |
| 67-69 Jetty Road BRIGHTON | Two Storeyed Shops; Overall external form and detailing | a c d | 4491 |
| 71-73a Jetty Road BRIGHTON | Three Attached Shops; Any original elements which remain from the 1920's | a c | 4492 |
| 11-17 Keelara Street BRIGHTON | Brighton Bowling Club Memorial Gates; The Memorial Gates including their rendered finish | a c | 4589 |
| 15 Margate Street BRIGHTON | House; Overall external form, original materials and detailing of the circa 1889 | a b d | 4505 |
| 21 Old Beach Road BRIGHTON | House; Overall external form and original materials and detailing of the 1840's cottage | a d e | 4527 |
| 42 Sturt Road BRIGHTON | House (Wiluna); Overall external form, original materials and detailing | a d e | 4548 |
| 34 The Crescent BRIGHTON | House; Overall external form, original materials and detailing of the 1914 house | a d e | 4559 |
| 44 The Crescent BRIGHTON | Place of Worship - Baptist Church; Original external form, terracotta tile roof, pointed head windows and glazing, face brick and stucco walling of 1918 building and 1927 additions same to rear. Exclusions – 1924 Church hall to rear, 1957 hall to north, all other later structures linking buildings, dating from 1950 onwards | a c | 26246 |
| 12 Yester Avenue BRIGHTON | House (Dunluce); Overall external form and original materials and details | a d e | 4571 |
| 12-16 King George Avenue BRIGHTON NORTH | Frank Hayward House, Minda Home; Overall external form, original materials and detailing which remain of the 1860's residence | a c d e | 20712 |
| 10 Augusta Street GLENELG | St Peters Rectory; external form, original materials and detailing | a c d e | 4424 |
| 33 Brighton Road GLENELG | Telephone Exchange; external form, materials and detailing of the original 1925 section | a c | 4428 |
| 24 Byron Street GLENELG | Dwelling; external form, materials and detailing | a d | 4449 |
| 26-28 Byron Street GLENELG | Dwelling (Rest Home); external form, materials and detailing | a d e | 4450 |
| 36 Byron Street GLENELG | Single storey sandstone fronted return verandah villa, with stepped painted quoins and window and door surrounds, detailed rendered chimneys. Includes whole of exterior. Excludes lower rear addition | a d | 4621 |
| 39-41 Byron Street GLENELG | Single level bluestone maisonette, with unpainted calcrete side walls, stepped red brick quoins, and original red brick chimneys includes whole of exterior , excludes front fence | a d | 4626 |
| 43 & 43A Byron Street GLENELG | Victorian bluestone dwelling, stepped rendered quoins and window surrounds. Asymmetrical facade presenting as a wide single fronted cottage. House was high quality building when contrasted and of unique design. Includes whole exterior viewed from the street. Excludes rear additions built-in side verandah and front fence | a d | 4627 |
| 2A College Street GLENELG | Coach House; external form, materials and detailing of the former Coach House | a d e | 4453 |
| 3 College Street GLENELG | Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof. | a d | 26231 |
| 5 College Street GLENELG | Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof. | a d | 26232 |
| Colley Reserve GLENELG | Colley Reserve; the early elements which remain | a b c e | 4583 |
| 2 Durham Street GLENELG | Shops (Former Residences); external form, materials and original detailing | a d e | 4460 |
| 17 Giles Avenue GLENELG | Dwelling (Former Stables); The external form, materials and detailing of the former stables to the Bromley' residence. | a d | 26226 |
| GLENELG Jetty Moseley Square GLENELG | Glenelg Jetty ; the full length of the Jetty structure and its approach | a b c e f | 4592 |
| 11 Gordon Street GLENELG | Victorian symmetrical bluestone duplex, with ornate brick chimneys, detailed feature gables over twin brick bay windows. Front fence and gate original. Includes whole of exterior as viewed from the street including front fence and gates. Excludes rear addition and bullnose verandah roofing. | a d | 20719 |
| 2/ 14 Gordon Street GLENELG | Former Dwelling; external form and original materials and detailing | a d | 4585 |
| 18 Gordon Street GLENELG | Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings. | a d | 26236 |
| 20 Gordon Street GLENELG | Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings. | a d | 26237 |
| 22 Gordon Street GLENELG | Former Rechabite Meeting Hall; the rendered frontage to the Hall is the most significant part of the structure | a d | 4475 |
| 26 Gordon Street GLENELG | Former Fire Station; original external elements which remain from the Fire Station | a d f | 4476 |
| 28 Gordon Street GLENELG | Garage; the frontages to Gordon Street and Augusta Street and the overall enclosing corrugated iron roof form | a c d | 4477 |
| 36 Gordon Street GLENELG | Dwelling; overall form, detailing and materials | a d | 4478 |
| 43 Gordon Street GLENELG | Dwelling, two storey Edwardian style with feature Dutch gable and decorated rendered chimney. Includes exterior as viewed from street. Excludes non original verandah balustrade and infill | a d e | 4612 |
| 1/ 16 Gordon Street GLENELG | Dwelling; external form and original materials and detailing | a d | 4586 |
| 9 High Street GLENELG | MacDonnell Lodge Hall; external form and materials | a c e | 4480 |
| 13-15 High Street GLENELG | Our Lady of Victories Church; external form, materials and detailing of the original church | a c d f | 4587 |
| 17 High Street GLENELG | St Dominic's Community Centre; external form, materials and detailing of the original c.1900 building | a c | 4481 |

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| 19 High Street GLENELG | St Mary's Hall; External form, materials and detailing of St Mary's Hall | a c d | 4482 |
| 28 High Street GLENELG | Dwelling; external form, materials and detailing of the original front section of the house | a d | 4483 |
| 25 Jetty Road GLENELG | Shops; Those elements of the building which are retained from the 1870's | a d e | 4493 |
| 27 27A 29 31 & 31A Jetty Road GLENELG | Shop; those elements of the building which are retained from the 1870's | a d e | 4494 |
| 33 33a Flats 1 & 2/33 35 Jetty Road GLENELG | Shops; those elements of the building which are retained from the 1870's | a d e | 4495 |
| 42 Jetty Road GLENELG | Shop; external form of the building and the early detailing | a c d | 4496 |
| 79 Jetty Road GLENELG | Office/Shops; original external form and detailing and materials which remain from the 1922 structure | a d | 4497 |
| 92 & 92A Jetty Road GLENELG | Uniting Church & Hall; external form, materials and detailing | a c d e f | 4535 |
| 97 Jetty Road GLENELG | Office/Shops; overall original external form of building and original detailing | a d | 4499 |
| 118 Jetty Road GLENELG | Office/Shops; overall original external form of building and original detailing | a d | 4500 |
| 4 Kent Street GLENELG | Dwelling; external form and detailing of the building | a d | 4502 |
| 5 Maturin Road GLENELG | Murray Mudge House; the exterior elements and details which remain from the original design of the house | a d | 4591 |
| 12 Maturin Road GLENELG | Two storey Arts and Craft style dwelling, large curved casement leadlight bay window. Tiled roof with large louvered vent almost half the width of the house, twin rendered chimneys with terracotta pots. The brick arched and gabled side entry has recessed porch and curved stairs. Includes whole of exterior. Excludes front fence | a d e | 4664 |
| 13 Maturin Road GLENELG | Single storey interwar Spanish Mission dwelling with pyramid roof over entry. Feature gable with 3 part arched windows. Terracotta tiled roof with gabled chimney stack. Includes whole of exterior, excludes later addition to the rear | a d | 4669 |
| 18 Maturin Road GLENELG | Dwelling; The external form, materials and detailing of the 1927 dwelling. | a d | 4508 |
| 1-7 Moseley Street GLENELG | Alexandra Terrace; external form, materials and detailing of the original 1880's section | a d e f | 4509 |
| 1-5/ 15 Moseley Street & 15 GLENELG | Art Gallery; external form, materials and detailing of the building itself | a d | 4510 |
| 25 Moseley Street GLENELG | Trinity Church; external form, face brick and terra cotta tiled roof of the 1958 church | a c d | 4511 |
| 1/ 33 Moseley Street GLENELG | Dwelling; external form and original materials of the house and fence | a d | 4512 |
| 2/ 33 Moseley Street GLENELG | Dwelling; external form and original materials of the house and fence | a d | 4513 |
| 37 Moseley Street GLENELG | Dwelling; external form and original detailing of the house | a d | 4514 |
| 39 Moseley Street GLENELG | Dwelling; external form and original detailing | a d | 4515 |
| 42 Moseley Street GLENELG | Dwelling; external form, materials, and original details | a d | 4516 |
| 51 Moseley Street GLENELG | Dwelling; external form, materials and details of original dwelling | a d | 4517 |
| 29 Partridge Street GLENELG | Dwelling; external form, original materials and detailing | a d | 4528 |
| 37-39 Partridge Street GLENELG | Woodlands Church of England Girls School-St Margaret of Scotland Church; external form of the house as originally constructed-external form, materials and detailing of the chapel | a c d | 4530 |
| 38 Partridge Street GLENELG | Partridge House; external form, detailing and materials of the house as constructed in 1899 | a c d f | 4529 |
| 50 Partridge Street GLENELG | Dwelling; external form of building and any elements which remain from 1874 and 1895 period | a d | 4531 |
| 9-9a Pier Street GLENELG | Dwelling; original form, materials and detailing | a d | 4537 |
| 22-23 South Esplanade GLENELG | Seawall Apartments; original external form and detailing of the dwellings | a d | 4546 |
| 14 St Johns Row GLENELG | Dwelling; overall form of the two storey dwellings including their verandah form | a d e | 4540 |
| 15 St Johns Row GLENELG | Dwelling; overall form of the two storey dwellings including their verandah form | a d e | 4541 |
| 16 St Johns Row GLENELG | Dwelling; overall form of the two storey dwellings including their verandah form | a d e | 4542 |
| 17-17A St Johns Row GLENELG | Dwellings; overall form of the two storey dwellings including their verandah form | a d e | 4543 |
| 18 St Johns Row GLENELG | Dwelling; external form, materials and original detailing | a d | 4544 |
| 7-9 Sussex Street GLENELG | Edwardian/Arts and Crafts maisonette, constructed with bluestone and red brick quoins and windows and surrounds. Mix of render brick and stone, includes whole of exterior viewed from the street. Excludes roof tiles and front fence | a d | 26438 |
| 11 Sussex Street Glenelg | Edwardian/Arts and Crafts maisonette, constructed with bluestone and red brick quoins and windows and surrounds. Mix of render brick and stone, includes whole of exterior viewed from the street. Excludes roof tiles and front fence | a d | 26436 |
| 16-18 Sussex Street GLENELG | Two storey duplex with twin return verandahs. Constructed with bluestone to front and side walls, with red brick quoins, windows and door surrounds. Parapet dividing wall red brick and large red brick chimney shared by each house. Detailed straight roof verandah. Includes whole of exterior as viewed from street Excludes roof tiles and front fence | a d | 4646 |
| 17 Sussex Street GLENELG | Rothesay; external form, materials and detailing | a d e | 4549 |
| 22 Sussex Street GLENELG | Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations | a d | 4550 |
| 24 Sussex Street GLENELG | Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations | a d | 4551 |
| 26 Sussex Street GLENELG | Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations | a d | 4552 |
| 27-29 Sussex Street GLENELG | The Stables to the former Simms house, comprise two bluestone building with red brick quoins. Includes whole of exterior, excludes houses at 27 & 29 Sussex Street and recent garage door | a d e | 4659 |
| 28 Sussex Street GLENELG | Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations | a d | 4553 |
| 37-39 Sussex Street Glenelg | Large symmetrical mid-Victorian Italianate Mansion constructed from stone with rendered quoins, detailed windows and door surrounds, with large balcony and verandah on three sides. Includes external form as seen from the street. Excludes verandah structure, front fence and later additions | a d e | 4660 |
| 38-40 Sussex Street GLENELG | Symmetrical two storey duplex with bluestone facade and simple hipped roof balcony and verandah across the front. Includes whole of exterior. Excludes front fence and later additions. | a d | 4651 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1-4/ 2 Torrens Square GLENELG | Two storey face brick building; with hipped Marseilles tiled roof, masonry curved external stairs, stucco balcony balustrade & columns, cantilevered masonry balcony, timber windows and doors, brick chimneys. Front fence of brick construction. Exclusions: timber staircases, garages, external plumbing and gutters. | a d | 26247 |
| 37 Vincent Street GLENELG | Good Neighbour Garden Reserve; The full extent of the Garden Reserve area | a e | 4603 |
| 25-27 Waterloo Street GLENELG | Red brick Edwardian set of maisonette with side gable and curved roof verandah to Augusta Street. Verandah under main roof to the front and rendered quoins, and ornate red brick chimneys. Includes whole of exterior. Excludes front and side fences, later additions | a d | 26451 |
| 34 Waterloo Street GLENELG | Single fronted two level dwelling, constructed from calcrete & exposed red brick quoins. Inset porch with brick arch over the entry. Includes whole of exterior. Exclusions none. | a d | 4633 |
| Brighton Road GLENELG EAST | Glenelg Oval; overall area of the oval and its associated sporting facilities | a b c d e f | 4578 |
| Brighton Road GLENELG EAST | Glenelg Primary School; external form, materials and detailing of original headmaster's residence and 1929 infant school | a c f | 4430 |
| 4 – 6 Rugless Terrace GLENELG EAST | Single storey Interwar Spanish Mission maisonette. No 4 has feature front verandah Art Deco influenced arches. Both display features of high end Interwar Spanish Mission design with curved parapet walls, feature rendered details and arched windows | a d | 4708 |
| 5 Wyatt Street GLENELG EAST | Generously designed Californian Bungalow constructed with pudding face sandstone on main facades, partial hip front verandah. Includes whole of exterior viewed from the street. Excludes later additions | a d | 4724 |
| Adelphi Crescent GLENELG NORTH | Pumping Station; external form, materials and detailing | a c d | 4406 |
| 1-3 Alison Street GLENELG NORTH | Railway Cottages; external form, materials and detailing | a c d | 4408 |
| 1A Alison Street GLENELG NORTH | Railway Cottages; external form, materials and detailing | a c d | 4409 |
| 1/ 9 Alison Street GLENELG NORTH | Railway Cottages; external form, materials and detailing | a c d | 4410 |
| 2/ 9 Alison Street GLENELG NORTH | Railway Cottages; external form, materials and detailing | a c d | 4411 |
| 13 15 & 17 Alison Street GLENELG NORTH | Railway Cottages; external form, materials and detailing | a c d | 4412 |
| 44 Alison Street GLENELG NORTH | Dwelling; external form | a d | 4413 |
| 77 Alison Street GLENELG NORTH | Grayleigh; external form, materials and detailing | a d e | 4414 |
| 585 Anzac Highway GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4416 |
| 587 Anzac Highway GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4417 |
| 589 Anzac Highway GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4418 |
| 591 Anzac Highway GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4419 |
| 1-7/ 617 Anzac Highway GLENELG NORTH | Berkshire Court; external form, materials and detailing | a c d e | 4420 |
| 619 Anzac Highway GLENELG NORTH | House (Former Shop & House); external form, materials and detailing | a c d | 4421 |
| 621 Anzac Highway GLENELG NORTH | House (Former Shop & House); external form, materials and detailing | a c d | 4422 |
| 2 Darwin Street GLENELG NORTH | Dwelling; external form of the cottage | a d | 4456 |
| 1 Edison Street GLENELG NORTH | Dwelling; external form, materials and detailing of the original section of the Mission | a d | 5079 |
| 15 Fulton Street GLENELG NORTH | Dwelling; external form, materials and detailing | a d | 4474 |
| Jervois Street GLENELG NORTH | St Leonard's School; external form, materials and detailing of the original section | a c d e | 4487 |
| 26 Mary Street GLENELG NORTH | House; The overall external form of the house, including materials and detailing | a d | 20713 |
| 1 Pasquin Street GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4532 |
| 3 Pasquin Street GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4533 |
| 1/ 5 Pasquin Street GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4594 |
| 2/ 5 Pasquin Street GLENELG NORTH | Attached Residence; external form, materials and detailing | a d | 4595 |
| Patawalonga Frontage GLENELG NORTH | Patawalonga Reserve; the Reserve, including the area occupied by the water body between Adelphi Terrace and the Patawalonga frontage | a c f | 4596 |
| Patawilya Reserve GLENELG NORTH | Patawilya Reserve; the full area of the Reserve as indicated on Certificate of Title | a c f | 4534 |
| Wigley Reserve GLENELG NORTH | Wigley Reserve; the early elements which remain | a b c e | 4600 |
| 30 Broadway GLENELG SOUTH | Dwelling; external 1880's form, materials and detailing | a d | 4444 |
| 32 Broadway GLENELG SOUTH | Dwelling; external 1880's form, materials and detailing | a d | 4445 |
| 61 Broadway GLENELG SOUTH | Broadway Hotel; external form of the earliest part of the hotel, dating from 1878 | a c d | 4446 |
| 40 Bath Street GLENELG SOUTH | Primitive Methodist Church; original form and detailing of the Chapel | a c d | 4426 |
| 83-89 Brighton Road GLENELG SOUTH | Holdfast Hotel; external form, materials and detailing of original 1881 section | a c d f | 4429 |
| 10 Bristol Street GLENELG SOUTH | Dwelling; external form, materials and detailing of the 1880's | a c d | 4443 |
| 12 Bristol Street GLENELG SOUTH | Bluestone symmetrical cottage with stepped red brick quoins, previously used as school building. No visible front door and no front verandah. Integrated roof form with 10 Bristol Street | a c d | 4801 |
| 38 Broadway GLENELG SOUTH | Edwardian return verandah Villa constructed with bluestone with red brick quoins and surrounds. Symmetrical floor plan at the front with feature gable. 4 sets of symmetrical French doors and side entry. Includes whole of exterior as view from street. Excludes later additions and front fence | a d e | 5066 |
| 45 Hastings Street GLENELG SOUTH | Gothic hall that was later converted to a church. The building has calcrete walls with red brick detailing, heritage listing includes the front original section of the building, but excludes the later addition to the rear of the site | a c d | 5002 |
| 62 Hasting Street GLENELG SOUTH | 1880s bluestone parapet wall fronted dwelling, which has been renovated in the early 20th century with some unusual polychromatic brick window and door surrounds. heritage listing includes all of the exterior as viewed from the street, but excludes the new opening to the front door, front verandah and fence, carport and later addition to the rear | a d | 4998 |
| 71 Moseley Street GLENELG SOUTH | Shop; external form of building and all early materials and detailing | a c d | 4518 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 72 Moseley Street GLENELG SOUTH | Victorian Italianate return verandah villa with dressed stone corners, painted brick window and door surrounds and bay window. The dwelling was designed by well-known Architects English and Soward. heritage listing includes all of the exterior as viewed from the street, but excludes the front gable structure, front fence and later rear addition | a d | 4831 |
| 80 Moseley Street GLENELG SOUTH | Kapara Nursing Home; external materials, detailing and form of the major elevation fronting Moseley Street | a c d e | 4519 |
| 1-4/ 88 Moseley Street GLENELG SOUTH | Residential Flat Building - Shandon; Original external form, materials and detailing of the c1930 apartments. | a d | 26242 |
| 101 Moseley Street GLENELG SOUTH | Interwar set of apartments built of red brick and render in the Interwar Freestyle classical style with large porch supported on Doric columns. There are influences of Art Deco in the design. heritage listing includes the whole of the exterior as viewed from the street, but excludes the later additions | a d | 26415 |
| 88 88a & 88b Partridge Street GLENELG SOUTH | Shop; external form of original building | a c | 4593 |
| 66 Penzance Street GLENELG SOUTH | Victorian Italianate symmetrical cottage constructed of bluestone with render detailing. The verandah has an ogee profile roof. heritage listing includes all of the exterior of the dwelling when viewed from the street, but does include the later additions and carport. | a c | 4954 |
| 74 Penzance Street GLENELG SOUTH | Early limestone gable ended cottage, now relatively rare in the area. heritage listing includes all of the exterior as viewed from the street, but excludes the later additions and outbuildings on the site | a d | 4970 |
| 6 Ramsgate Street GLENELG SOUTH | Federation return verandah villa constructed of cast stone, with unusual detailing to the verandah excludes the later addition to the rear of the dwelling, the rear carport, or the front boundary | a d | 4855 |
| 16 Ramsgate Street GLENELG SOUTH | Dwelling; external form, materials and details | a d e | 4538 |
| 15 Robert Street GLENELG SOUTH | Restormel; external form, materials and detailing of the two storey, faced stone section of the house | a d | 4539 |
| South Esplanade GLENELG SOUTH | South Esplanade Foreshore Reserve; the Reserve including the area between the western property boundaries along South Esplanade to the Broadway | a c f | 4545 |
| 36 South Esplanade GLENELG SOUTH | Dwelling constructed of rock faced sandstone with a curved corner bay window facing the sea, and a heavy rusticated return verandah of the same stone. heritage listing includes the whole of the exterior as viewed from the street, but excludes later additions, solar panels and brush fence | a d | 5078 |
| 9 Weewanda Street GLENELG SOUTH | Two storey face brick building; with hipped tiled roof, timber wrap-around corner windows, timber lined eaves, fluted brick chimneys, brick balcony balustrades. Front fence of brick construction. Exclusions: External timber staircases, garages, external plumbing and gutters. | a d | 26249 |
| 1-4/ 32 Weewanda Street GLENELG SOUTH | Residential Flat Building - Pennsylvania Apartments; Original external form, materials and detailing of the 1938 apartment block. | a d | 26250 |
| 387 Brighton Road HOVE | House; Overall external form and any original materials and derails which remain | a d | 4433 |
| 388 Brighton Road HOVE | Former Town Hall; The earliest section of the Hall | a c d e f | 4434 |
| 389 Brighton Road HOVE | Former Post Office; Overall external form and original materials and details of the former Post Office | a c d | 4435 |
| 410-420 Brighton Road HOVE | Row of Stone Pine Trees on Stopford Road, Hove; All sixteen trees in this row | a f | 4580 |
| 8 Downing Street HOVE | House; Overall external form, original materials and detailing | a d | 4457 |
| 58 Downing Street HOVE | Tower House; Overall external form of the 1880's structure including the attached rear extensions | a d e | 4458 |
| 70-70a Downing Street HOVE | Cottages (Attached); Overall external form and any original materials and detailing that remains | a d | 4459 |
| 48-50 Dunrobin Road HOVE | Alwyndor House and Garden; Overall external form of the 1900 house | a c e | 4584 |
| 2 Hulbert Street HOVE | Cottages; Overall external form and any original detailing which remains | a d | 4484 |
| 21 Illawarra Avenue HOVE | Cottage; Overall external form of cottage | a d | 4486 |
| 16-18, 4-8 Burnham Road KINGSTON PARK | Kingston Park, Monument, Spring and Norfolk Island Pine Trees; The whole of Kingston Park Reserve | a c e f | 4582 |
| 37 Burnham Road KINGSTON PARK | Dwelling; External form, materials and detailing of the c1962 house. The three bay garage is included in the listing. | d | 26230 |
| Esplanade KINGSTON PARK | Stone Jetty ; The projection of the jetty and any evidence of the shipping facility | a d e | 4471 |
| 19 Forrest Avenue KINGSTON PARK | Pritchard House; External form, materials and detailing of the 1990 residential structure should be included in the listing | a d f | 4473 |
| 301 Brighton Road NORTH BRIGHTON | North Brighton Cemetery; The earliest sections of the cemetery from Brighton Road through to the cypress row | a c d f | 4431 |
| 305-311 Brighton Road NORTH BRIGHTON | Brighton High School; The 1952 section of the building | a c d | 4579 |
| 313 Brighton Road NORTH BRIGHTON | House (Former Gate House); The overall external form of all sections of the earliest building | a d e | 4432 |
| 13 Gladstone Road NORTH BRIGHTON | Single storey residence; Including later additions, masonry walls, plate glass walls with timber louvres and raised monitor roof. Exclusions: roof sheeting, rear garage | d | 26235 |
| Ilfracombe Avenue NORTH BRIGHTON | Avenue of River Red Gum Trees ; All mature River Red Gums along Ilfracombe Avenue | a e f | 4485 |
| 3 Warwick Court NORTH BRIGHTON | House (Woodhurst); The overall external form of the original 1901 house | a d e | 4562 |
| Barwell Avenue SEACLIFF | Educational Establishment - Seacliff Primary School; The original external form, materials and detailing of the 1960 school building. The later additions and single storey infant school building are not included. | a c d | 26243 |
| Brighton Road SEACLIFF | War Memorial ; The War Memorial and plinth and plaques | a d e f | 4442 |
| Esplanade SEACLIFF | Concrete Sea Wall and Rotunda Relics ; All elements which remain from the original structure | a c d e f | 4468 |
| 221 Esplanade SEACLIFF | Seacliff Hotel; The remaining overall external form | a b c f | 4469 |
| 241 Esplanade SEACLIFF | Brighton & Seacliff Yacht Club; External form and original details and materials of the corrugated iron 1920's Yacht Club | a c e | 4470 |
| 29 Kauri Parade SEACLIFF | Seacliff Presbyterian Church Hall; Overall external form and original materials and detailing | a c d | 4588 |
| 40A Kauri Parade SEACLIFF | Centenary Reserve; The whole of the reserve area and current planting | a e f | 4501 |
| Maitland Terrace SEACLIFF | Zig Zag Pedestrian Ramp; The full length of the Zig Zag Pedestrian Ramp | a c f | 4590 |
| 23-25 Marine Parade SEACLIFF | House (Former Little Company of Mary Convent); The overall external form, materials and detailing of the original building | a d | 4506 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 53-53A Marine Parade SEACLIFF | House; Overall external form, materials and detailing | a e | 4507 |
| 40 Myrtle Road SEACLIFF | House; The overall external form and any original materials and details | a d e | 4520 |
| 2-8 Wheatland Street SEACLIFF | Row Housing; Overall external form, original materials and details | a d | 4563 |
| 5 Wheatland Street SEACLIFF | Uniting Church; Overall external form, original materials and detailing of the 1928 Church | a c d | 4564 |
| 9 Wheatland Street SEACLIFF | Community Centre (Former Police Station); Original external form, materials and detailing of the 1937 police station. | a c d | 26251 |
| 10 Wheatland Street SEACLIFF | Former Shop and Residence; Overall external form and detailing of both the shop and attached residence | a c d | 4565 |
| 33 Wheatland Street SEACLIFF | Public Square and Moreton Bay Fig Trees; The whole of the existing allotment/reserve | a e f | 4566 |
| 43 Wheatland Street SEACLIFF | House; Overall external form and original materials and detailing of the 1896 cottage | a d e | 4567 |
| 44-46 Wheatland Street SEACLIFF | Shops; Overall external form of shops | a c d | 4568 |
| 48 Wheatland Street SEACLIFF | Shop; Overall external form of the shop including original materials and detailing which remain | a c d | 4569 |
| 6b Mann Street SEACLIFF PARK | Canary Island Date Palm; Canary Island Date Palm | a e f | 4503 |
| 18 Mann Street SEACLIFF PARK | House; External form of the earliest part of the structure which formed the stables | a e | 4504 |
| 2A Angove Road SOMERTON PARK | River Red Gum; overall form of the tree | a f | 4415 |
| 1/ 11 - 13 Angove Road SOMERTON PARK | Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings. | a d | 26227 |
| 2/ 11 - 13 Angove Road SOMERTON PARK | Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings. | a d | 26228 |
| 1a Baker Street SOMERTON PARK | Masonic Memorial Village Complex; Corner Facade of the Alexander Russell Hall located on the north eastern corner of the intersection of Diagonal Road and Baker Street- including the entrance, windows, inscription and square and compass. | a c | 4425 |
| 4 Bickford Terrace SOMERTON PARK | Dwelling and Fence; External form, materials and detailing of the 1939 house, including the front masonry fence. | a d | 26229 |
| 26 Boundary Road SOMERTON PARK | House; Overall form, original materials and details which remain | a d | 4427 |
| 81 College Road SOMERTON PARK | House; Overall external form, original materials and details of the cottage | a d | 4454 |
| 2 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house should be retained where these still exist | a d | 4521 |
| 4 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house where these still remain | a d | 4522 |
| 6 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house where these still remain | a d | 4523 |
| 8 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house where these still remain | a d | 4524 |
| 10 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house where these still remain | a d | 4525 |
| 12 North Street SOMERTON PARK | House; Overall form and original materials and detailing of the house where these still remain | a d | 4526 |
| 20-22 Phillipps Street SOMERTON PARK | Apartments; Overall external form and original materials and detailing | a d | 4597 |
| 21 Phillipps Street SOMERTON PARK | House; Overall external form and original materials and detailing of the 1880's house | a d e | 4536 |
| 42-48 Scarborough Street SOMERTON PARK | Row of Moreton Bay Fig Trees; Entire row of Moreton Bay Fig trees | a e f | 4602 |
| 3 Stimson Grove SOMERTON PARK | House (Former 'Fairfield' Quarters); Overall external form and original materials and detailing | a d | 4547 |
| 12-14 Sullivan Street SOMERTON PARK | Stables; The earliest sections of the corrugated iron structures | a b | 4598 |
| Tarlton Street SOMERTON PARK | Pine Trees (Seaforth Park); overall form of both trees | a e f | 4554 |
| 1-5/ 6 Tarlton Street SOMERTON PARK | Apartment; Overall external form and original materials and details of the 1936 block of flats | a d | 4555 |
| 21 Tarlton Street SOMERTON PARK | House; Overall external form and original materials and detailing | a d | 4556 |
| 33 Tarlton Street SOMERTON PARK | Pump House; External form and detailing | a c | 4557 |
| 1-7/ 55 Tarlton Street SOMERTON PARK | Apartment (West Lynton); Overall external form and original face red brick and metal and timber window | a d | 4558 |
| 59 Tarlton Street SOMERTON PARK | Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles. | a d | 26244 |
| 61 Tarlton Street SOMERTON PARK | Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles. | a d | 26245 |
| 23 Walkers Road SOMERTON PARK | House (Inverurie); Overall external form and original materials and detailing of both sections of the house | a d | 4560 |
| 56 Walkers Road SOMERTON PARK | Dwelling; Original external form, materials and detailing of the 1956 residence. | a d | 26248 |
| 65 Walkers Road SOMERTON PARK | House; Overall external form of the house and the original construction materials | a d | 4561 |
| 75 Whyte Street SOMERTON PARK | House (Somerlea); Overall external form of Somerlea including original materials and details | a d e | 4570 |
| 45a Broadway SOUTH BRIGHTON | Dover Square Gardens; The full extent of Dover Square Gardens | a c | 4448 |
| 561 Brighton Road SOUTH BRIGHTON | House; External form of the earliest sections of the house and any original materials and detailing | a e | 4441 |
| Broadway SOUTH BRIGHTON | Olive Grove Relics; All the remnant Olive Trees in Broadway | a b f | 4447 |
| 41-43 Edwards Street SOUTH BRIGHTON | House; Overall external form of the 1917 house | a d | 4461 |

## Kangaroo Island

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Hog Bay Road AMERICAN BEACH | Moreton farmhouse, barn and stone wall; front and side elevations, roof form and veranda of dwelling, stone outbuilding and stone wall | a b d | 20566 |
| Redbanks Road AMERICAN RIVER | House (former school) | a d | 20608 |
| Ryberg Road AMERICAN RIVER | House | a d | 20609 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Scenic Drive (cnr Redbanks Road) AMERICAN RIVER | Art Gallery & Tea Rooms | a d | 20610 |
| Scenic Drive AMERICAN RIVER | Shop (former General Store) | a d | 20611 |
| Wattle Avenue cnr Ryberg Road AMERICAN RIVER | Memorial Hall | a d | 20615 |
| North Coast Road BAY OF SHOALS | Former school building; front and side elevations, roof form excluding rear addition | a b c | 20603 |
| Brownlow Road BROWNLOW K.I. | Cottage; front and side elevations, roof form | a d | 20606 |
| Arranmore Road CYGNET RIVER | Arranmore - ruin | a b d | 20581 |
| Playford Highway CYGNET RIVER | Former school building; front, side and rear elevations, roof form excluding later additions | a b c | 20582 |
| Franks Road Cnr Franks & Kingscote-Penneshaw Road DUDLEY EAST | Dwelling 'Fas Kally'; front and side elevations, roof form, verandas | a b d | 20564 |
| Government Road DUDLEY EAST | House | a d | 20536 |
| Willoughby Road DUDLEY EAST | House (former Post Office) | a d | 20552 |
| Wilson River Road DUDLEY EAST | Brakenmore - Pug & pine cottage; whole of cottage | a b d | 20563 |
| Hog Bay Road DUDLEY WEST | Muckle Roe farmhouse and outbuildings; front and side elevations, roof form, stone outbuildings | a b d | 20567 |
| Hog Bay Road DUDLEY WEST | Frogmore farmhouse and former schoolroom; dwelling front and side elevations, roof forms, verandas; whole of former schoolroom excluding interior | a b d | 20565 |
| Hog Bay Road near Pelican Lagoon HAINES | Prospect Hill | c e f | 20577 |
| Charing Cross Road KANGAROO HEAD | Dwelling; ruin including outbuildings | a b d | 20597 |
| 45 Chapman Terrace KINGSCOTE | House and fence | a d | 20631 |
| 51 Chapman Terrace KINGSCOTE | Guest House (Seaview); External form under main roof, materials, open veranda and original detailling of the original guest house and the masonry fence. | a d | 20632 |
| 57 Chapman Terrace KINGSCOTE | Dwelling; front and side elevations, roof form, veranda and front fence | a d e | 20625 |
| 59 Chapman Terrace KINGSCOTE | Dwelling; front and side elevations, roof form, front fence and veranda excluding verandah enclosure and carport | a d | 20626 |
| 67 Chapman Terrace KINGSCOTE | Ozone Hotel | a d | 20633 |
| Cnr Commercial Street Cnr Commercial & Dauncey Streets KINGSCOTE | Shop (Landmark Real Estate) | a d | 20634 |
| 1 Commercial Street (cnr Commercial Street) KINGSCOTE | Former house | a d | 20642 |
| Dauncey Street KINGSCOTE | Queenscliffe Family Hotel, Rear Wall & Town Square | a d | 20638 |
| 17 Dauncey Street KINGSCOTE | Dwelling; front and side elevations, roof form and veranda | a b e | 20624 |
| 43 Dauncey Street (cnr Murray Street) KINGSCOTE | Kingscote Town Hall | a d | 20636 |
| 46 Dauncey Street KINGSCOTE | House | a d | 20637 |
| 61 Dauncey Street KINGSCOTE | Shop | a d | 20639 |
| 62 Dauncey Street (cnr Murray Street) KINGSCOTE | ANZ Bank | a d | 20640 |
| 65 Dauncey Street KINGSCOTE | Hall (RAOB) | a d | 20641 |
| Esplanade Kingscote KINGSCOTE | Settler's Memorial | a d | 20506 |
| 49 Esplande Road KINGSCOTE | Dwelling; front and side elevations, roof form and veranda | d | 20617 |
| 15 Franklin Street KINGSCOTE | Dwelling; front and side elevations, roof form and veranda | a d | 20627 |
| 16 Franklin Street KINGSCOTE | House (former schoolmaster's house) | a d | 20502 |
| 18 Franklin Street KINGSCOTE | Scout Hall (former school) | a d | 20503 |
| 3 Giles Street KINGSCOTE | House | a d | 20504 |
| 9 Giles Street KINGSCOTE | House | a d | 20505 |
| 13 Giles Street KINGSCOTE | Dwelling; front and side elevations, roof form and veranda | a d | 20618 |
| 9 Kingscote Terrace KINGSCOTE | House | a d | 20509 |
| 11 Kingscote Terrace KINGSCOTE | House | a d | 20510 |
| 17 Kingscote Terrace KINGSCOTE | House | a d | 20511 |
| 19 Kingscote Terrace KINGSCOTE | House (Seymour) | a d | 20512 |
| 61 Kohinoo Road Cnr Acacia & Kohinoor Roads KINGSCOTE | Dwelling; front and side elevations, roof form and verandas | a b d | 20628 |
| 26 Kohinoor Road KINGSCOTE | House | a d | 20513 |
| Murray Street KINGSCOTE | Church; The overall external form, materials, original doors and windows, cement dressing and original facade detailing, excluding rear lean-to additions. | a d | 20517 |
| 1 Murray Street KINGSCOTE | Shop (The Gallery) | a d | 20515 |
| 9 Murray Street KINGSCOTE | Office | a d | 20516 |
| North Coast Road KINGSCOTE | Eucalyptus distillery - ruin | b | 20600 |
| North Coast Road KINGSCOTE | Dover Farm - ruin | a b d | 20601 |
| Osmond Street (cnr Drew Street) KINGSCOTE | St Albyn's Anglican Church | a d | 20518 |
| 11 Osmond Street Cnr Murray and Osmond Streets KINGSCOTE | Dwellings; front and side elevations, roof form and veranda of single storey dwelling, excluding rear lean-to addition; whole of 'Doll's House' excluding interior, porch, pergola and shutters | a d | 20619 |
| 17 Osmond Street KINGSCOTE | House (The Captain's Retreat) | a d | 20519 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 21 Osmond Street (cnr Commercial Street) KINGSCOTE | Dwelling; front and side stone elevations, roof form, excluding lean-to additions | a d | 20620 |
| 2 Telegraph Road KINGSCOTE | Former Carnarvon House (Island Resort) | a d | 20520 |
| 12 Wheelton Street KINGSCOTE | House | a d | 20522 |
| 14 Wheelton Street KINGSCOTE | House | a d | 20523 |
| 17 Wheelton Street KINGSCOTE | House | a d | 20524 |
| Seagers Road MACGILLIVRAY | Former 'Hawks Nest' homestead; whole of ruin | a b d | 20570 |
| Duck Lagoon Road MENZIES | Tilka - ruin | a b d | 20585 |
| Hog Bay Road PELICAN LAGOON | Dwelling (former farmhouse); front and side elevations, roof form and verandas | a b d | 20573 |
| Hog Bay Road PELICAN LAGOON | Salt Lake Cottage; front and side elevations | a b d | 20576 |
| PELICAN LAGOON | Cottage; front and side elevations, roof and veranda form | a b d | 20595 |
| Frenchmans Terrace (cnr Cheopis Street) PENNESHAW | House (Rock Cottage) | a d | 20535 |
| Howard Drive PENNESHAW | Former School (National Trust Museum) | a d | 20541 |
| Howard Drive PENNESHAW | House (Christmas Cove Cottage) | a d | 20542 |
| Howard Drive PENNESHAW | House (Surbiton) | a d | 20543 |
| Howard Drive PENNESHAW | Former Methodist Church | a d | 20540 |
| Howard Drive PENNESHAW | Dwelling (former Council Chambers, former hospital); front and side elevations, roof form and veranda excluding rear additions and veranda enclosure | a b c d | 20538 |
| Howard Drive PENNESHAW | Former Shop (Valentine Store) | a d | 20539 |
| North Terrace PENNESHAW | House (Johnston's Cottage) | a d | 20545 |
| South Terrace (cnr Rapide Drive) PENNESHAW | House | a d | 20549 |
| South Terrace PENNESHAW | House | a d | 20548 |
| Thomas Wilson Street PENNESHAW | Penneshaw Hotel and Stables; overall form, materials and detailing of original stone hotel and stable, excluding later additions and veranda) | a c f | 20546 |
| Thomas Wilson Street PENNESHAW | Police Station and Outbuildings | a d | 20550 |
| Warawee Terrace PENNESHAW | House | a d | 20551 |
| Willoughby Road PENNESHAW | House (Seaview Lodge) | a d | 20554 |
| South Coast Road SEDDON | Kaiwarra; whole of original stone cottage, excluding veranda enclosure and later addition | a b d | 20571 |
| Timber Creek Road Sir Cecil Hincks Memorial Reserve SEDDON | Monument - remnant floor slab and timber gantry | c e | 20586 |
| Emu Bay Road WISANGER | Dwelling, 'Emu Bay Homestead'; front and side elevations, roof form, veranda | a d | 20591 |
| North Coast Road WISANGER | Whittaker's Cottage - ruin | a b d e | 20589 |
| North Coast Road WISANGER | Ruin | a | 20592 |
| Off North Coast Road West of Bay of Shoals, South East of Emu Bay WISANGER | Salt Lake - lake | a c f | 20604 |

## Kingston

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Mount Scott Road BLACKFORD | OLD MOUNT SCOTT HOMESTEAD; Stone masonry homestead and kitchen, cottages and sheds | a c | 24928 |
| Off Rowney Road BLACKFORD | GOYDER'S BANK; Low artificial earth bank about 400m in length, running east-west, faced with stone on its north side. | a c f | 24937 |
| Rowney Road West BLACKFORD | BLACKFORD SCHOOL; Small corrugated iron building and tree plantings | a c f | 24942 |
| King Drive CAPE JAFFA | CAPE JAFFA JETTY; Timber and steel jetty only | a c f | 24940 |
| King Drive CAPE JAFFA | SEAFARERS' MEMORIAL; Stone cairn with bronze plaques and anchors | a b f | 24941 |
| Bernouilli Conservation Park CAPE JAFFA | LIGHTKEEPERS' COTTAGES RUIN; Stone masonry cottage ruins within Bernouilli Conservation Park | a c f | 24939 |
| Old Coorong Road COORONG | COTTAGE, WHITE HUT; Stone masonry cottage only | a c f | 24930 |
| Old Coorong Road COORONG | COTTAGE (TEELUC); Stone masonry Cottage only | a c | 24938 |
| Keilira-Avenue Road KEILIRA | KEILIRA HOMESTEAD; Attached stone masonry cottages only | a f | 24931 |
| Agnes Street KINGSTON S.E. | HOLY TRINITY ANGLICAN CHURCH; The church itself, a small rectangular building in simple Gothic style, and its street aspect. | a c f | 24897 |
| 11-15 Agnes Street KINGSTON S.E. | FORMER TEAROOMS; Stone masonry building only | a c f | 24909 |
| 31 Agnes Street KINGSTON S.E. | CROWN INN; Two storey stone masonry building only, with some interior details such as the double doors of faceted glass. | a c f | 24902 |
| 51 Agnes Street KINGSTON S.E. | DISTRICT HALL; Large stone masonry building only. | a c f | 24907 |
| 35 Cooke Street KINGSTON S.E. | OLD SCHOOL ROOM (c1867); The small single masonry room on the Cooke Street frontage. | a c f | 24898 |
| 19 Dowdy Street KINGSTON S.E. | COTTAGE (ROSETOWN)(c1890); Small stone masonry cottage. | a c | 24910 |
| East Terrace KINGSTON S.E. | SCULPTURE PARK & SUNDIAL; The entire park. | a c f | 24918 |
| 9 East Terrace KINGSTON S.E. | Cottage (Rosetown); Small stone masonry cottage | a c f | 26029 |
| 11 East Terrace KINGSTON S.E. | Cottage (Rosetown); Small stone masonry cottage | a c f | 26030 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 2 Hanson Street KINGSTON S.E. | COURT HOUSE (FORMER)(c1870); The former Court House building. It is the standard South Australian government design for local courts, and its relationship to the Post Office and Police Station is important. | a c f | 24895 |
| 6 - 10 Hanson Street KINGSTON S.E. | ROYAL MAIL HOTEL (1867); Two storey stone masonry building only | a c f | 24899 |
| 13 Hanson Street KINGSTON S.E. | HARBORMASTERS HOUSE (1888); Stone masonry house only. | a c f | 24893 |
| 17 Holland Street KINGSTON S.E. | UNITING CHURCH AND MANSE (1887 and 1924); Church and manse buildings. | a c f | 24900 |
| 40 Holland Street KINGSTON S.E. | BANK (FORMER)(1876); Former bank and its allotment, dominating a major intersection | a c f | 24894 |
| James Street KINGSTON S.E. | OLD COUNCIL OFFICE; Small stone masonry building only. | a c f | 24903 |
| James Street KINGSTON S.E. | SOLDIERS MEMORIAL & RAILWAY RESERVE; Marble statue on granite plinth, with park, flagpole and conifer plantings. | a c f | 24914 |
| 33 James Street KINGSTON S.E. | STATIONMASTERS HOUSE (FORMER); Stone masonry cottage only. | a c | 24905 |
| Lions Park, Hanson Street KINGSTON S.E. | POWERHOUSE ENGINE; Small brick and glass building in Lions Park, containing the former powerhouse engine. | a c f | 24919 |
| Lot 4 Macfarlane Street KINGSTON S.E. | KINGSTON SCHOOL (FORMER)(1880); The L-shaped stone masonry building. Its form is characteristic of South Australian government schools of the late nineteenth century | a c f | 24896 |
| 12 Macfarlane Street KINGSTON S.E. | RAOB HALL; Small stone masonry building only. | a c f | 24901 |
| Maria Creek KINGSTON S.E. | CHARLES STREET BRIDGE (1863); The iron screw piles of the former road bridge. | a c f | 24915 |
| Marine Parade KINGSTON S.E. | TREES OF TRIBUTE (1940); Five Norfolk Island pine trees in a row along Marine Parade at the end of Hanson Street | a f g | 24921 |
| Marine Parade KINGSTON S.E. | LEN LAMPIT RESERVE; The entire reserve. | a c f | 24920 |
| Lots 173 & Pt Sec 477 Marine Parade KINGSTON S.E. | KINGSTON JETTY; Timber and steel jetty structure only. | a c f | 24917 |
| 15 Marine Parade KINGSTON S.E. | LIGHTKEEPERS' COTTAGE 1 (c1937); The three timber cottages and open space between and in front of them. | a c f | 24911 |
| 16 Marine Parade KINGSTON S.E. | LIGHTKEEPERS' COTTAGE 2 (c1937); The three timber cottages and open space between and in front of them. | a c f | 24912 |
| 17 Marine Parade KINGSTON S.E. | LIGHTKEEPERS' COTTAGE 3 (c1937); The three timber cottages and open space between and in front of them. | a c f | 24913 |
| Reserve, north of Maria Creek KINGSTON S.E. | ABORIGINAL BURIAL GROUND; Surrounding open space | a c | 24916 |
| 56 Young Street KINGSTON S.E. | SOLDIERS MEMORIAL HOSPITAL (1949); Stone masonry building and landscaped open space in front. | a c f | 24908 |
| KINGSTON S.E. | THE GRANITES; Six outcropping granite rocks on the beach and offshore. | f | 24946 |
| Ballater Road MARCOLLAT | JIP JIP ROCKS; Jip Jip Conservation Park. | a c f | 24936 |
| Kingston-Lucindale Road REEDY CREEK | RAILWAY FORMATION (c1876); Straight section of railway formation about 1.6km in length, extending from the Princes Highway parallel with the Lucindale Road to the intersection of Bowaka Road. | a c f | 24945 |
| Mail Bridge Road REEDY CREEK | REEDY CREEK HALL (1907); Stone masonry homestead and kitchen, cottages and sheds | a c | 24929 |
| Princes Highway REEDY CREEK | MURRABINNA HOMESTEAD; Three principal elements forming the Murrabinna Homestead complex: a house and outbuilding in a stone fenced yard; a large T-plan woolshed; and a two storey stone barn. | a f | 24925 |
| Princes Highway REEDY CREEK | PROLIFIC HUT; Small stone masonry cottage | a d f | 24944 |
| Princes Highway REEDY CREEK | ASHMORE WOOLSHED (c1910); Large stone masonry building only | a f | 24923 |
| Litigation Lane TILLEY SWAMP | OLD KERCOONDA HOMESTEAD RUINS (c1880); Early stone T-plan woolshed and nearby small stone masonry cottage only | a c | 24924 |
| Petherick Road TILLEY SWAMP | OLD TILLEYS SWAMP HOMESTEAD (c1886); Complex of buildings including an early stone woolshed, shearers' quarters, workers' cottages, large truck shed built of flattened fuel drums, small sheds and stables. | a | 24926 |
| Government Road WANGOLINA | CADARA HOMESTEAD; Two early stone masonry cottages only | a | 24935 |
| Kingston-Robe Road WANGOLINA | WANGOLINA HOMESTEAD (c1851); Early stone masonry house only | a | 24932 |
| Limestone Coast Road WANGOLINA | SCHOOL, CAPE JAFFA (c1935); Small stone masonry building and toilet ruin | a c f | 24934 |

## Light

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Kapunda-Hamilton Road cnr School Road ALLENDALE NORTH | Wheatsheaf Hotel; The external form, materials and detailing of the one storey hotel building. | a c d | 17753 |
| Mt Allen Road ALLENDALE NORTH | House, Bienke House; The external form, materials and details of the two storey stone building. (Location: Large rectangular building located centrally upon the allotment to the rear of other sundrey buildings. Two storey dwelling overlooks Allen Creek.) | a d e | 17752 |
| School Road ALLENDALE NORTH | Former School; The external form, materials and details of the 1881 former school and residence. | a c d | 17754 |
| School Road ALLENDALE NORTH | Former Bible Christian Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements. | a b | 17755 |
| Scotty's Grave Road cnr Kapunda Road, near Hamilton ALLENDALE NORTH | Scotty's Grave; Extent of grave site, including railing and headstone. | a | 18198 |
| Hansberry Road near Kapunda BAGOT WELL | Stone Chimney; The form and materials of the stone chimney. | a | 18203 |
| Schoolhouse Road BAGOT WELL | Attached Cottages; The external form, materials and details of the 1875 schoolhouse. | a c d | 17756 |
| Charles Hill Road Between Charles Hill Road and Schumaker Road BETHEL | Steinthal Cemetery; The extent of the cemetery reserve and all remaining headstones and monuments. | a b | 17759 |
| Church Road BETHEL | Bethel Lutheran Cemetery; Remnants of the cemetery and the extent of the cemetery reserve. | a e | 20976 |
| Church Road BETHEL | Bethel Lutheran Church and Manse; The external form and materials of the 1895 bluestone church and the stone manse. | a b c e | 17758 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Higgins Road (off Two Wells Road) BUCHFELDE | Conservatory & Barn Ruins; The external form materials and detailing of the early greenhouse and barn. The listing also includes any original internal elements in the greenhouse (Location: buildings are located at the most-eastern of all buildings within the site). | a d | 17738 |
| Roediger Road near Buchfelde BUCHFELDE | Riverside Homestead Complex; The external form, materials and detail of the 1850s and subsequent sections of the farm house and outbuildings. | a b d | 17737 |
| Two Wells Road near Buchfelde BUCHFELDE | Dwelling; External form, materials and details of the c1910 residence. | a d | 17736 |
| Two Wells Road near Buchfelde BUCHFELDE | Buchfelde Cemetery; Cemetery Reserve, grave sites and headstones. | a b d | 17735 |
| Two Wells Road BUCHFELDE | Bunker, Gawler Airport & Racecourse; The external and internal form, materials and details of the c 1940 concrete bunker. (Airport and Bunker located on lot 6, Racecourse located on lot 101) | a d | 17734 |
| Two Wells Road near Buchfelde BUCHFELDE | Loos Cemetery; Cemetery Reserve, grave sites and headstones. | a b d | 17835 |
| Former Sturt Highway DAVEYSTON | Former Primary School; The overall form, materials and details of the gable ended section of the former Schoolhouse including early timber joinery. | a c d | 17742 |
| Former Sturt Highway DAVEYSTON | Former Old Nain Hotel; The building has undergone alterations to the roof. The original front and side elevations, including stone and brickwork, and early timber joinery should be retained. | a c | 17743 |
| Hempel Road DAVEYSTON | Dwelling & Outbuildings; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings. | a d | 17834 |
| Belvidere Road (Corner Diagonal Road) EBENEZER | Pilgrim's Lutheran Church; The external form, materials and detail of the church building. | a c | 17715 |
| Neukirch Road EBENEZER | Neukirch Cemetery; The cemetery reserve and all headstones and other grave elements. | a c | 17716 |
| Research Road EBENEZER | Former Zwar House; The external form, materials and details of the two residences and outbuildings. | a d | 18190 |
| Research Road cnr Roehr Road EBENEZER | Dwelling (Former Kleinig); The external form, materials and details of the c1860 farmhouse and outbuildings. | a d | 18191 |
| Research Road cnr Ebenezer Road EBENEZER | St Johns Lutheran Church, Schoolroom and Cemetery; External form, materials and details of the church and tower, and the schoolroom. Extent of cemetery reserve and headstones and other grave elements. | a b c f | 17761 |
| The Gap Road FORDS | Former Farm Complex; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings. | a b d | 17763 |
| The Gap Road FORDS | Farmhouse; The overall form materials and detailing of the farmhouse. | a b d | 17764 |
| Railway Reserve, (Cnr Fords and The Gap Roads) FORDS | Former Railway Shed; The overall form and materials of the 1860s masonry goods shed. | a f | 17762 |
| Borrow Street FREELING | Freeling Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites. | a d | 18193 |
| 1 Borrow Street FREELING | Factory (AG Point Australia); The external form, materials and detail of the earliest stone sections of the factory. | a e | 17681 |
| 31 Borrow Street FREELING | St Bartholomew's Church of England; The external form, materials and detail of the 1909 church, including porch and spirelets. | a b c | 17680 |
| Cherry Street FREELING | Caretakers Cottage adjacent Recreation Ground; The external form, materials and detail of the caretakers cottage. | a c | 20977 |
| 19 Clarke Street FREELING | St Peter's Uniting Church; The external form, materials and details of the 1870s church, 1905 vestry and 1936 porch. | a b c | 17672 |
| 33 Clarke Street FREELING | St Mark's Lutheran Church; The external form, materials and detail of the 1903 bluestone church and tower. | a c | 17673 |
| 20 Coulls Street FREELING | Primary School; The external form, materials and details of the 1910 stone and brick building. Later extensions and additions do not form part of the listing. | a c d | 17674 |
| Daveyston Road near Freeling FREELING | Beelitz Well; The superstructure and elements of the mechanism of the bore. (Location: Site marked by a windmill at ground level. | a | 18192 |
| 2 Gray Street FREELING | Railway Hotel; The external form, materials and detail of the 1867 hotel building. External form, materials and details of the separate corrugated iron hall building, including timber finials and bargeboards. Later hotel extensions to the south are not included in the listing. | a c f | 17676 |
| 3-5 Gray Street FREELING | Shops; The external form, materials and details of the 1902 shops, particularly the shopfronts, rendered details and roof lantern. | a d e | 17677 |
| 7 Gray Street FREELING | Former Bank; The external form, materials and details of the 1915 bank. Later alterations do not form part of the listing. | a c d | 17678 |
| 10 Hanson Street cnr Clarke Street FREELING | Post Office; The external form, materials and details of the 1910 post office building. | a c d | 17684 |
| 33 Hanson Street FREELING | Dwelling (Solomit); The external form, materials and details of the 1961 Solomit strawboard house. | a d | 17685 |
| Muster Road near Freeling FREELING | Schoenfeld Farm Complex ; The external form, materials and details of the farmhouse and any significant outbuildings. | a b d | 18194 |
| Muster Road corner Green Road, near Freeling FREELING | Schoenfeld Cemetery ; The cemetery reserve, all headstones and monuments. | a b d | 17765 |
| 6 Railway Terrace FREELING | Dwelling; The external form, materials and details of the c1910 residence. | a d | 17731 |
| 31 Rogers Street FREELING | Dwelling (Strawboard House) Solomit; The external form, materials and detail of the c1950 house. | a d | 17683 |
| 2-6 Schaefer Street FREELING | Nursing Home (former Dwelling & Hospital); The external form, materials and details of the 1901 residence. Later additions and alterations do not form part of the listing. | a c d | 18195 |
| Stephenson Street Railway Yard (Part) FREELING | Railway Goods Shed; The external form, materials and detail of the 1862 stone goods shed. | a d | 17686 |
| Recreation Reserve FREELING | Recreation Ground; The extent of the reserve and all mature planting and structures, including the show pavilion, gates and fence and other structures. | a c | 17682 |
| Edwards Road Gawler Belt GAWLER BELT | Former Chaff Mill & Dwelling; External form, materials and detail of the 1880s chaff mill and associated residence. | a c d | 17666 |
| Dawkins Road (frontage to Boundary and Gawler River Roads), near Angle Vale GAWLER RIVER | Newbold Homestead Complex; The external form, materials and detailing of the Newbold homestead and associated outbuildings. | a b d e | 17670 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Dawkins Road near Angle Vale GAWLER RIVER | Tecoma Cottage; External form, materials and details of c1900 cottage. | a e | 17671 |
| Dawkins Road cnr Wilkinson Road, near Angle Vale GAWLER RIVER | Former School; The external form, materials and detailing of the first section of the stone school building. | a c d | 17669 |
| Dawkins Road near Angle Vale GAWLER RIVER | Residence; External form, materials and details of c1900 cottage. | a e | 17668 |
| Dawkins Road near Angle Vale GAWLER RIVER | Para Wirra Homestead Complex; The external form, materials and details of the c1905 farm house and associated outbuildings. | a b d e | 17667 |
| Gawler River Road Gawler River GAWLER RIVER | Dwelling (Woods); External form, materials and detail of the 1850s stone house. | a b d | 17766 |
| Gawler River Road Gawler River GAWLER RIVER | Gawler River Uniting Church & Cemetery; External form, materials and details of the stone church. Cemetery reserve, grave sites and headstones of adjacent cemetery. | a c | 17733 |
| Gawler River Road Gawler River GAWLER RIVER | Gawler River Memorial Hall; External form, materials and detail of the 1950 hall, including later plaque. | a c | 17732 |
| Gerald Roberts Road near Gomersal GOMERSAL | Former Hoklas Winery/Barn; External form, materials and detail of former stone winery building. | a c | 17767 |
| Gomersal Road near Gomersal GOMERSAL | Bethlehem Lutheran Church; The external form, materials and details of the stone church and castellated entrance porch. | a b | 17769 |
| Gomersal Road near Gomersal GOMERSAL | House (Hentschke); The external form, materials and detail of the 1860s and 1880s sections of the house and outbuildings. | a d | 17768 |
| Heinrich Road near Gomersal GOMERSAL | Pepper Tree Farm; The external form, materials and detail of the 1860s cottage and outbuildings. | a b d | 17770 |
| Lyndoch Road cnr Gomersal Road, near Gomersal GOMERSAL | Former Dreyers Shop & Dwelling; External form, materials and details of the stone former shop and adjacent dwelling. | a c d | 17772 |
| Lyndoch Road near Gomersal GOMERSAL | Former Chateau Rosedale; The external form, materials and detail of the 1890s and 1920s sections of the winery buildings, visible behind the later front elevations. The later elevations do not form part of the listing. | a b | 17773 |
| Lyndoch Road near Gomersal GOMERSAL | Former Hoffmann's Cottage; The external form, materials and details of the c1860s stone and brick cottage. | a d | 17771 |
| Rosedale Road cnr Gomersal Road, near Gomersal GOMERSAL | Pindarie; External form, materials and details of the 1870s-1880s farmhouse and outbuildings. | a d | 17774 |
| Schmaal Road GOMERSAL | Dwelling & Outbuildings; External form, materials and details of farmhouse and outbuildings. | a d | 17775 |
| Adelaide Road cnr Murray Street GREENOCK | Greenock Creek Tavern; The external form and materials and detailing of the hotel and attached residence. The rear extensions do not form part of the listing. | a c d | 17689 |
| 44-54 Adelaide Road cnr Marsh Walk GREENOCK | Victor House; External form, materials and detailing of the house and outbuildings | a d e f | 17919 |
| 3-13 Bevan Street GREENOCK | Greenock Primary School; The external form, materials and detailing of the 1877/8 school building and 1910 alterations. | a c | 17691 |
| 53-57 Bevan Street GREENOCK | Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites. | a b d | 17690 |
| 19 Frederick Street GREENOCK | St Peter's Lutheran Church; The external form, materials and detail of the 1899 church and 1974 tower. | a b c | 17692 |
| 1 Kapunda-Greenock Road cnr Konke Street GREENOCK | Greenock Institute; The external form, materials and detailing of the 1905 building. | a c d | 17693 |
| 18-20 Konke Street GREENOCK | Former School; The external form, materials and detailing of the former 1860s school building. | a c | 17694 |
| 22 Konke Street GREENOCK | Former School House; The early form, materials and details associated with the 1860s residence. | a | 18196 |
| Martin Street GREENOCK | Recreation Reserve; The extent of the reserve and all planting and structures which date from its establishment in 1936. | a c | 17698 |
| 1-15 Mill Street GREENOCK | Laucke's Mill; The external form, materials and detailing of the 1850-60 stone building (as visible in the c1911 photograph). Later additions are not included in the listing. | a d e | 17695 |
| 2 Mill Street (rear 9 Murray Street) GREENOCK | Laucke's Wheat Store; The external form, materials and details of the c1860s stone storehouse. | a d e | 17696 |
| 2 Murray Street GREENOCK | Greenock Post Office; The overall form, materials and original detailing of the 1879 Post Office and residence. Later alterations do not form part of the listing. | a c | 17697 |
| Main Road HAMILTON | Uniting Church & Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements. | a b c | 17700 |
| Main Road HAMILTON | Dwelling; The external form, materials and details of the single storey house, including chimney and veranda form. | a d | 17701 |
| Victoria Road HAMILTON | Former School & School House; The external form, materials and details of the former school building and the former school teachers residence. | a c d | 18199 |
| Rosnan Road near Hamley Bridge HAMLEY BRIDGE | St Benedict's Church site, Monument & Cemetery; Extent of church site and cemetery reserve, grave sites and headstones. | a c d | 17704 |
| Lucas Road KANGAROO FLAT | Church and Cemetery; External form, materials and detail of the church. Cemetery reserve, grave sites and headstones. | a c | 17705 |
| Lucas Road KANGAROO FLAT | Kangaroo Flat School; External form, materials and details of the 1873 section of the former school. | a c | 17706 |
| 29 Adelaide Road KAPUNDA | Cottage; The external form, materials and details of the double gabled stone cottage. | a d | 17726 |
| 7 Bagot Street KAPUNDA | Former Church Hall; The external form, materials and details of the red brick former church hall. | a c d | 17727 |
| Baker Street KAPUNDA | Dutton Park Memorial Gardens & Grandstand ; The external form, materials and details of the grandstand and garden layout and mature planting within the Dutton Park reserve. | a d | 17729 |
| 32 Baker Street KAPUNDA | Residence, Wall & Stables; The external form, materials and details of the house, wall and stables. | a d | 17728 |
| 14 Beck Street KAPUNDA | Mason Hall; The external form, materials and details of the Hall. | a d | 13367 |
| 5 Branson Crescent (Corner Christchurch Street) KAPUNDA | Christchurch Parish Hall; The external form, materials and details of the Church. | a b d | 13370 |
| 6-8 Branson Crescent KAPUNDA | Roman Catholic Presbytery; The external form, materials and details of the residence. | a d | 17730 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6-8 Branson Crescent KAPUNDA | St Rose's Catholic Church; The external form, materials and details of the Church. | a b d f | 13368 |
| 5 Cameron Street KAPUNDA | Former Convent; The external form, materials and details of the 1892 former convent building. | a d | 18008 |
| 5 Carrington Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13371 |
| 1 Chapel Street KAPUNDA | Former Congregational Manse; The external form, materials and details of the Manse. | a d | 13372 |
| 8-10 Christchurch Street KAPUNDA | Row Cottages; The external form, materials and details of the Cottages. | a d | 13373 |
| 2-8 Church Street KAPUNDA | Uniting Church & Hall; The external form, materials and details of the 1858 church and 1884 hall. | a d | 18009 |
| Clare Road near Kapunda KAPUNDA | Kapunda Cemetery; The full extent of the cemetery reserve and all notable headstones, grave sites, structures and planting. | a d | 18010 |
| Clare Road cnr Hare Street KAPUNDA | Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box. | a c f | 18036 |
| 9 Clare Road KAPUNDA | Former Corporation Offices; The external form, materials and details of the Offices. | a d f | 13374 |
| 14 Clare Road KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13375 |
| 22 Clare Road KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13376 |
| 24 Clare Road KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13377 |
| 35-37 Clare Road KAPUNDA | Row Cottages; The external form, materials and details of the cottages. | a d | 13378 |
| 57 Clare Road KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13379 |
| 6 Coghill Street KAPUNDA | Residence (El Meena); The external form, materials and details of the 1920s Inter-War Californian bungalow. | a d | 18011 |
| 14 Crase Street KAPUNDA | Attached Cottages; The external form, materials and details of the cottages. | a d | 13380 |
| 20 Crase Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13458 |
| 28 Crase Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13381 |
| East Terrace KAPUNDA | Christ Church Cemetery; The cemetery reserve, all headstones and monuments. | a c d | 18202 |
| Eudunda Road near Kapunda KAPUNDA | Khiyam; External form, materials and details of the residence including the projecting gable ended wing. | a d e | 18210 |
| 5 Hancock Road (Cnr Harriet Street) KAPUNDA | Coach House; The external form, materials and details of the Coach house. | a d f | 13384 |
| 22-24 Hancock Road KAPUNDA | House & Barn; The external form, materials and details of the house and barn. | a b d | 18012 |
| 25 Hancock Road KAPUNDA | Cottage; The external form, materials and details of the 1880s stone cottage. | a d | 18013 |
| 16 Hare Street KAPUNDA | Row Cottages; The external form, materials and details of the cottages. | a d | 13382 |
| 40 Hare Street Cnr Maxwell Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13398 |
| 12 Harriet Street KAPUNDA | Dwelling and Fence; The external form, materials and details of the dwelling and fence. | a d | 13383 |
| 4 Havelock Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13385 |
| 24 Hawke Street KAPUNDA | Residence; The external form, materials and details of the c1870s residence. | a d | 18014 |
| 26 High Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13386 |
| 32 High Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13387 |
| 43-45 High Street (Corner Mildred Street) KAPUNDA | 2 Storey Dwelling; The external form, materials and details of the dwelling. | a d | 13388 |
| 55 High Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13389 |
| 62 High Street KAPUNDA | Residence; The external form, materials and details of the 1880s residence. | a d | 18015 |
| 68 High Street KAPUNDA | Residence; The external form, materials and details of the stone residence. | a d | 18016 |
| 13 Hill Street KAPUNDA | Manse; The external form, materials and details of the late 1860s stone residence. | a c d | 18204 |
| 19 James Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13390 |
| 10 Jeffs Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13391 |
| 14 Jeffs Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13392 |
| Kapunda Street cnr Mildred Street & Clare Road KAPUNDA | War Memorial; The external form, materials and details of the memorial. | a c | 18019 |
| 2-6 Kapunda Street KAPUNDA | RSL Hall; The external form, materials and details of the RSL building. | a c d | 18018 |
| 14-20 Kapunda Street (cnr Alfred Street) KAPUNDA | Residence & Outbuildings (Former EW&S site); The external form, materials and details of the stone residence. | a d e | 18017 |
| 28 Kapunda Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13393 |
| 45-49 Kapunda Street KAPUNDA | Residence; The external form, materials and details of the cottage. | a d | 18020 |
| Knightsbridge Road near Kapunda KAPUNDA | Telarno; External form, materials and details of the 1860s and 1880s sections of the house. | a d | 18048 |
| 15-19 Light Street KAPUNDA | House & Outbuilding; The external form, materials and details of the house and outbuilding. | a d | 13394 |
| 5 Lucas Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13395 |
| 9 Lucas Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13396 |
| Main Street cnr Carrington Street KAPUNDA | Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box. | a d | 18035 |
| 4 Main Street KAPUNDA | Shop; The external form, materials and details of the original shop. | a c d | 18021 |
| 5 Main Street KAPUNDA | Former Fire Station; The external form, materials and details of the former Fire Station. | a c d | 18022 |
| 7-21 Main Street KAPUNDA | Shop; The external form, materials and details of the c1920s shops. | a c d | 18023 |
| 22-26 Main Street KAPUNDA | Attached Shops; The external form, materials and details of the group of shops. | a c d | 18024 |
| 23-25 Main Street KAPUNDA | Shop; The external form, materials and details of the single storey shop and residence. | a c d | 18025 |
| 28 Main Street KAPUNDA | Shop & Bakery; The external form, materials and details of the two storey bakery and residence. Does not include later rear additions. | a c d | 18026 |
| 37-39 Main Street KAPUNDA | Shops; The external form, materials and details of the 1870 pair of shops, including all original detail to the front elevation. The later cantilevered veranda does not form part of the listing. | a c d | 18027 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 41-43 Main Street KAPUNDA | Shop; The external form, materials and details of the pair of single storey shops. | a c d | 18028 |
| 55 Main Street KAPUNDA | Shop; The external form, materials and details of the single storey shop. Later cladding to parapet is not included. | a c d | 18029 |
| 57-63 Main Street KAPUNDA | Sir John Franklin Hotel; The external form, materials and details of the two storey hotel building. | a b c f | 18030 |
| 65 Main Street KAPUNDA | Shop (Hambours); The external form, materials and details of the two storey stone building including shopfront details. | a c d | 18031 |
| 67-71 Main Street KAPUNDA | Shop; The external form, materials and details of the single storey shop building, including all shopfront details. The later veranda is not included. | a c d | 18032 |
| 78 Main Street KAPUNDA | Shop & Dwelling; The external form, materials and details of the two storey brick building, including the veranda. Appropriate extensions to the rear could be approved. | a c d | 18033 |
| 79-81 Main Street KAPUNDA | Shop; The external form, materials and details of the 1880s two storey stone shop and dwelling, including the verandas, shopfront and other ground floor joinery. | a d | 17665 |
| 105 Main Street cnr Carrington Street KAPUNDA | Clare Castle Hotel; The external form, materials and details of the single storey hotel building. Appropriate extensions to the rear could be approved. | a c d | 18034 |
| 2-6 Mary Street corner South Terrace KAPUNDA | Former Coach House; The external form, materials and details of the former Coach House. | a d | 13397 |
| 1 Maxwell Street cnr West Terrace KAPUNDA | Residence; The external form, materials and details of the single storey gable ended stone cottage. | a d | 18037 |
| Mildred Street cnr High Street KAPUNDA | Pillar Box; The external form, materials and details of the cast iron pillar box. | a d | 18038 |
| 20 Mildred Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13399 |
| 26 Mildred Street KAPUNDA | Dwelling and Former Shop; The external form, materials and details of the dwelling and former shop. | a d | 13400 |
| 34-36 Mildred Street KAPUNDA | Row Cottages; The external form, materials and details of the row cottages. | a d | 13401 |
| 48 Mildred Street KAPUNDA | 2 Storey Dwelling; The external form, materials and details of the dwelling. | a d | 13402 |
| 26-42 Nash Street KAPUNDA | Kapunda Hospital; The external form, materials and details of the Hospital | a c d f | 13403 |
| Unit 1, 13 Oldham Street KAPUNDA | Kapunda Bowling Club, First Croquet Clubhouse; The external form, materials and original detailing of the 1913 timber clubhouse. | a c | 18205 |
| 2 Queen Street KAPUNDA | Pluckrose Cottage; The external form, materials and details of the dwelling. | a d | 13406 |
| 12 Queen Street KAPUNDA | Barn-store; The external form, materials and details of the barn store. | a d | 13405 |
| Railway Reserve KAPUNDA | Goods Shed; The external form, materials and details of the stone goods shed. | a c d e | 18206 |
| 13 Railway Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13408 |
| 24 Railway Parade KAPUNDA | Residence (former Hotel); The external form, materials and details of the single storey former hotel building. | a d | 18040 |
| 26 Railway Parade KAPUNDA | Former Warehouse; The external form, materials and details of the stone warehouse. | a d | 18039 |
| 30 Railway Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13409 |
| 32 Railway Street Cnr Railway Parade KAPUNDA | Railway Hotel; The external form, materials and details of the Hotel | a d f | 17664 |
| Railway reserve near Kapunda KAPUNDA | Railway Bridge; The overall form of the bridge structure, including stone abutments, stone pylons and steel bridge girders | a d | 18046 |
| Rowett Street KAPUNDA | Residence; The external form, materials and details of the c1870s stone residence, including verandah. | a d | 18042 |
| 6 South Terrace Cnr Whittaker Street KAPUNDA | Former Evangelical Lutheran Church; The external form, materials and details of the church | a b d | 13420 |
| 8 South Terrace Cnr Whittaker Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13411 |
| 10 South Terrace KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13412 |
| 14 South Terrace Cnr Crane Street KAPUNDA | Attached Cottages; The external form, materials and details of the cottages. | a d | 13413 |
| 23 South Terrace KAPUNDA | St John's Lutheran Church; The external form, materials and details of the church. | a b d | 13410 |
| 2-10 Terminus Street KAPUNDA | Sheds; The external form, materials and details of the two main structures on the site. | a d | 18208 |
| 4-6 Todd Street KAPUNDA | Row Cottages; The external form, materials and details of the row cottages. | a d | 13414 |
| 3 Way Street Cnr James Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13415 |
| 23 West Terrace Cnr High Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13416 |
| 26 West Terrace KAPUNDA | Residence; The external form, materials and details of the single storey stone residence. | a d | 18209 |
| 27 West Terrace KAPUNDA | Residence, Wall & Outbuildings; The external form, materials and details of the residence and boundary wall. | a d | 18043 |
| 18 White Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13417 |
| 20 White Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13418 |
| 22-24 White Street KAPUNDA | Attached Cottages; The external form, materials and details of the cottages. | a d | 13419 |
| 1 Whittaker Street Cnr Jeffs Street KAPUNDA | Dwelling; The external form, materials and details of the dwelling. | a d | 13421 |
| Willows Road near Kapunda KAPUNDA | The Willows; The external form, materials and details of the original components of the single storey residence. | a d | 18044 |
| Willows Road near Kapunda KAPUNDA | Former brickworks; The external form, materials and details of the stone and brick structure. | a d | 18045 |
| Adjacent Clare Road, near Kapunda (adjacent to Section 101 in HP 160400) KAPUNDA | Road Bridge over Ross Creek (Single Arch Bridge); The form, materials and structure of the original stone bridge and abutments. The later re-decking does not form part of the listing. | a d | 18201 |
| Kapunda Road corner Vale Road KOONUNGA | Former Koonunga Post Office; The external form, materials and details of the former post office building.(Location: building located on site within close proximity to Kapunda-Truro Road) | a | 17709 |
| Marble Quarry Road near Koonunga KOONUNGA | Koonunga Marble Quarry; The quarry site and any evidence of early quarrying activity. | a c | 17707 |
| Nietschke's Road KOONUNGA | Farm Complex; The external form materials and details of the homestead and barn. (Location: farm complex on the southern side of the Nietschke's Road) | a b d | 17708 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Watunga Road near Kapunda KOONUNGA | Watunga Homestead; The external form, materials and details of the c1880 residence. | a b d | 18047 |
| Nairne Road LINWOOD | Former Morn Hill School; The external form, materials and details of the masonry building. | a c f | 17711 |
| Hamley Bridge Road /Roenfeldt Road, near Hamley Bridge MAGDALLA | Magdala Cemetery; Extent of cemetery reserve, grave sites and headstones. | a c d | 17703 |
| Hamley Bridge Road near Hamley Bridge MAGDALLA | Erindale; External form, materials and detail of the c1900 farm house. | a d | 18200 |
| Neldner Road MARANANGA | Dwelling & Attached Cookhouse (Kitchen & Oven); The external form, materials and detail of the stone dwelling and detached kitchen and bake oven. | a b d | 17710 |
| Roennfeldt Road near Nuriootpa MARANANGA | Barn & Row of Pine Trees; External form, materials and details of the barn structure, and the twelve pine trees along Roennfeldt Road. | a f | 17718 |
| Nain Road NAIN | Dwelling/Manse; The external form, materials and details of the dwelling/manse. | a b c d | 20978 |
| Nain Road NAIN | Nain Lutheran Church & Cemetery ; The external form, materials and details of the church building, the full extent of the cemetery reserve and all significant grave sites and monuments. | a b c d f | 17712 |
| Nain Road NAIN | Former Zum Shmalen Weg Cemetery; The full extent of the cemetery reserve and all significant grave sites and monuments. | a b c | 17714 |
| Nain Road NAIN | Former Zum Schmalen Weg Church & School; The external form, original materials and details of the 1861 building. Later alterations do not form part of the listing. | a b c | 17713 |
| Parbs Road near Greenock NURIOOTPA | Roennfeldt Farm; The external form, materials and details of the earliest buildings on the farm, particularly the 1851 ironstone former dwelling. | a c d | 17699 |
| Pine Drive near Nuriootpa NURIOOTPA | Kalimna Winery, House & Cellars; The form, materials and detailing of the 1890s winery building and associated structures including: & 56256;& 56441; The 1896 former Manager's residence and outbuildings comprising homestead, former stables, underground tank and excavated cellar. & 56256;& 56441; The 1895 gravity feed winery and cellars including Barossa ironstone, rendered masonry and corrugated iron sections,and all retaining walls and ramps associated with access to the winery. | a c d e | 17717 |
| Rosedale Road cnr Turretfield & Holland Roads, near Gomersal ROSEDALE | Dwelling & Outbuildings; The external form, materials and details of the c1910 farm house and early stone outbuildings. | a d | 17687 |
| 10 Elizabeth Street cnr Wright Street ROSEWORTHY | Roseworthy Memorial Hall; The external form, materials and detail of the 1935 stone hall. | a c | 17720 |
| Jaenschke Road SEPPELTSFIELD | Wheal Nitschke Mine; The remnants of any mining activity. | a | 17744 |
| Seppeltsfield Road near Seppeltsfield SEPPELTSFIELD | Dwellings (3); The external form, materials and details of each of the houses. | a d | 18223 |
| Gomersal Road near Gomersal SHEA-OAK LOG | Good Shepherd Lutheran Cemetery ; The whole of the cemetery reserve and all headstones and grave sites. | a b c d | 17688 |
| William Street (adjacent Sturt Highway) SHEA-OAK LOG | Former Shop & Post Office; The external form, materials and details of the c1850s former store. | a b d | 17723 |
| Reformatory Road cnr St Johns Road, near Kapunda ST. JOHNS | Reformatory ruins & Cemetery; The extent of the cemetery reserve and all grave sites and monuments, and also the site of the reformatory and its ruins and palm tree. | a c e | 18041 |
| St John's Road near Kapunda ST. JOHNS | Farm House & Outbuildings; External form, materials and details of the c1856 stone two storey farmhouse and outbuildings. | a d | 18207 |
| Duttons Road (Corner Tablelands Road) ST. KITTS | Abandoned Farm Complex; External form, materials and details of the farmhouse and all associated outbuildings. | a b d | 17722 |
| Freshwater Road ST. KITTS | Noack's Farm; External form, materials and details of the early farm buildings associated with the initial settlement. | a b d | 18224 |
| Phosphate Road ST. KITTS | St Kitts Phosphate Quarry; Extent of quarry reserve. | a c | 18049 |
| Tablelands Road On Road Reserve, approximately 125 metres past Dutton Road intersection. ST. KITTS | Road Bridge; The whole of the stone structure of the small bridge. | a d | 18211 |
| Tablelands Road ST. KITTS | Former St Pauls Lutheran Church; The external form, materials and details of the former church. | a c | 18051 |
| Tablelands Road Corner St Kitts West Road ST. KITTS | St Peters Church, Cemetery & Schoolroom; External form, materials and details of the church building and former school building, the cemetery reserve and all headstones and other grave elements. | a b c | 18052 |
| Tablelands Road ST. KITTS | Former St Pauls Lutheran Cemetery; The cemetery reserve and all grave elements remaining. | a c | 20979 |
| Wendish Road ST. KITTS | Doecke's Farm; Remaining elements of ruined farm buildings. Note that there is no requirement to rebuild. | a b d | 18050 |
| Main North Road TEMPLERS | Former Institute; The external form, materials and details of the former institute building. | a c | 17725 |
| Main North Road TEMPLERS | Former Wesleyan Church & Cemetery; The external form, materials and details of the 1863 church building and associated graveyard. | a b c | 17724 |
| 611 Parkers Road WARD BELT | Cemetery; The cemetery reserve, grave sites and headstones. | a b | 17740 |
| 14-22 Annie Terrace WASLEYS | Wasleys Primary School; External form materials and detail of the original school building. | a c | 17746 |
| 28 Annie Terrace cnr Station Street WASLEYS | Corner Shop & Attached Corrugated Iron Store; The external form, materials and detail of the former shop and attached store. | a c | 17745 |
| 34-36 Annie Terrace WASLEYS | Ridley Arms Hotel; The external form, materials and original details of the two storey hotel building. | a c d | 18222 |
| 42 Annie Terrace WASLEYS | Former Garage; The external form, materials and details of the early industrial building. | a | 17748 |
| 45-47 Annie Terrace WASLEYS | Wasleys Institute; The external form, materials and details of both sections of the Institute buildings. | a c | 17747 |
| 46 Annie Terrace WASLEYS | Uniting Church; The external form, materials and details of the 1873 church. | a c | 17749 |
| 20 Jane Terrace WASLEYS | St John's Lutheran Church; The external form, materials and detail of the former church building. | a c | 17751 |
| Mudla Wirra Road near Wasleys (On Road Reserve south western side of road at bend approximately 380 metres south of Wasleys Road) WASLEYS | Charles Mullens Memorial; The extent and form of the monument stone and plaques. | a | 18213 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Mulda Wirra Road WASLEYS | University of Adelaide, Roseworthy Campus; The external form materials and details of the Principal's Residence, the Chapel, the Grandstand, the Corridor Block and the Tassie Library. | a d e f | 17721 |
| Railway Reserve WASLEYS | Platform, former Railway Station; The remaining walls and platform elements. | a c e | 17750 |
| Wasleys Road /Roberts Road, near Wasleys WOOLSHEDS | Woolsheds Methodist Church; The external form, materials and details of the 1875 stone church. | a b c | 18214 |

## Lower Eyre Peninsula

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Part Section 19, Hundred Lincoln BOSTON | Two Stone Cottages, 6.2km Sth of North Shields, western side of road | a b | 16609 |
| Part Section 373, Hundred Lake Wangary COFFIN BAY | Monument - Corner Giles Road | e f | 16615 |
| Section 131, Hundred Lake Wangary COFFIN BAY | Site of Oyster Town - including well | a b | 16616 |
| Kellidie Bay Waters COFFIN BAY | Coffin Bay Main Jetty | a b c f | 16617 |
| Part Section 2WC1, Hundred Uley COOMUNGA | Port Lincoln & Districts Rural Youth Club - Previous Church | a b c | 16612 |
| Flinders Highway COULTA | Cottage | a b f | 20956 |
| Flinders Highway Section 108, Hundred Warrow COULTA | House - western side of road | a b | 20961 |
| Flinders Highway COULTA | House - Now Tea Rooms - on western side of road | a b | 16652 |
| Poona Road COULTA | Homestead - 'Poona' | a b | 16654 |
| Lot 65, 66 Hundred Warrow COULTA | Old Coulta Hall | a b c | 16621 |
| Lot 10, Part Secion 81, Hundred Warrow COULTA | Coulta Store | a b c f | 16622 |
| COULTA | Homestead and Cottages - 'Coulta' | a b | 16653 |
| Lots 21-23 Bruce Terrace CUMMINS | Flour Mill | a b c f | 16640 |
| Lot 14 Jeanes Street CUMMINS | Former Butter Factory | a b c f | 16641 |
| Phillips Street CUMMINS | Cummins Child Parent Centre | b c | 16643 |
| Lot 1 & Lot 2 Railway Terrace CUMMINS | Two Cottages/Houses | a b | 16635 |
| Lot 2 Railway Terrace CUMMINS | Cummins Institute | a b c f | 16634 |
| 26 Railway Terrace CUMMINS | Previous Bank - Additional Item No. 26 Railway Terrace | a b c | 16645 |
| Part Section 3A CUMMINS | Cummins Uniting Church | a b c f | 16642 |
| Part Section 2W CUMMINS | Workmen's Quarters - Cummins Railway Station | a b | 16638 |
| Part Section 2W CUMMINS | Roman Catholic Church | a b c f | 16636 |
| Part Section 2W CUMMINS | Railway Water Tank | a f | 16637 |
| Cummins Township CUMMINS | Seven Railway Cottages | a b f | 16639 |
| Section WW1, Hundred Wanilla FOUNTAIN | Cottage - Near 'The Fountain' Homestead | a b | 16613 |
| Section 162, Hundred Wanilla FOUNTAIN | House and Cottage - 'The Fountain' Homestead | a b | 16614 |
| Part Section 341, Hundred Louth GREEN PATCH | Cottage - 'Beecroft' - Now called Altocha | a b f | 16625 |
| 852 Flinders Highway Section 66, Hundred Lincoln HAWSON | House and Shed | a b | 20960 |
| Section 215, Hundred Lincoln HAWSON | Monument to Frank Hawson, Hawson Reserve | e f | 16623 |
| Section 143, Hundred Lincoln HAWSON | Little Swamp School - Now Residence | a b c | 16624 |
| Flinders Highway KIANA | Homestead - 'Kiana' | a b f | 16655 |
| Flinders Highway KIANA | Sheepyard - 'Kiana' | a b f | 16657 |
| KIANA | Chimney - Sheep Yards - Hut - 'Gum Hut' | a b | 16650 |
| KIANA | Hut - 'The Bell' | a b | 16648 |
| KIANA | House - 'Spring Villa' And Stone Walls | a b | 16649 |
| Section 39, Hundred Kiana KIANA | Easton's Hut' | a b | 16647 |
| Section 4, Hunded Flinders LINCOLN NATIONAL PARK | Stone Tank and Ruin, Surfleet Cove | a b | 16630 |
| Section 29, Hundred Flinders LINCOLN NATIONAL PARK | Flinders Monument, Stamford Hill | a b f | 16629 |
| Section 9, Hundred Flinders LINCOLN NATIONAL PARK | Cottage - Near Cape Colbert | a b f | 16628 |
| Section 219, HUndered Lake Wangary MOUNT DUTTON BAY | House- South to turn off to Dutton Bay - Previous Church | a b c f | 16619 |
| Part Section 231, Hundred Lake Wangary MOUNT DUTTON BAY | Shearer's Quarters - Mount Dutton Bay | a b c | 16620 |
| Flinders Highway MOUNT HOPE | Outbuilding - 'Kiana' | a b f | 16656 |
| Lot 13, 14, Hundred Kiana MOUNT HOPE | Soliders' Memorial Hall | a b c f | 16644 |
| MOUNT HOPE | Post Office/Residence | a b c | 16646 |
| Dorward Road NORTH SHIELDS | Wheatsheaf Hotel | a b c f | 16627 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 28 Haigh Drive Section 25, Hundred Lincoln NORTH SHIELDS | House - 'Taitucka' 'Outbuilding, Taitucka' | a b f | 20959 |
| 959 Lincoln Highway Part Section 104, Hundred Lincoln NORTH SHIELDS | House 0.05 kilometres south of North Shields western side | a b f | 20958 |
| Part Section 189, Hundred Louth NORTH SHIELDS | North Shields Hall | a b c | 16626 |
| Section 456, Hundred Louth NORTH SHIELDS | North Shields Jetty | a b c f | 16610 |
| Part Section 486, Hundred Lincoln SLEAFORD | Flinders Cairn (Water Supply) | e f | 16611 |
| Section 39, Hundred Uley ULEY | Cobbler Hut and Well Ruin | a b | 16631 |
| Section 35, Hundred Uley ULEY | Homestead - 'Uley' | a b | 16632 |
| Section 35, Hundred Uley ULEY | Ruins of John McDouall Stuart's Hut | e | 16633 |
| WANGARY | Wangary Store - Prevous Holes | a b c f | 16651 |
| Lot 203, Hundred Lake Wangary WANGARY | St Matthias Anglican Church | a b c f | 16618 |
| 689 White Flat Road Part Section 201, Hundred Louth WHITES FLAT | Cottage - cottage and outbuilding behind School House | a b | 20957 |

## Marion

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Castle Street EDWARDSTOWN | St Anthony's Church and School; Red brick 1929 building facing Castle Street including side porch and rear lean-to. Exclusions:- infill structure behind west boundary parapet wall, fencing. | a | 26052 |
| Messines Avenue EDWARDSTOWN | War Memorial; Avenue of trees located either side of Messines Avenue. | a e | 26053 |
| 1/ 57 Raglan Avenue EDWARDSTOWN | Dwelling; Exclusions:- later additions, carports, outbuildings. | a b | 4349 |
| 926-928 South Road EDWARDSTOWN | Maid of Auckland Hotel; Exclusions:- later additions, freestanding buildings. | a c f | 4351 |
| 3 Wright Street EDWARDSTOWN | Former shop and attached dwelling; Exclusions:- later additions and shopfront alterations. | a b | 26055 |
| 3 Maud Street GLANDORE | Dwelling; Exclusions:- later additions, garage/outbuilding. | a d | 26057 |
| 5 Maud Street GLANDORE | Dwelling; Exclusions:- later additions, garage/outbuilding. | a d | 26058 |
| 5 Mersey Street GLANDORE | Dwelling; Exclusions:- later additions, outbuildings, fencing. | a d | 26059 |
| 7 Mersey Street GLANDORE | Dwelling; Exclusions:- later additions, outbuildings. | a d | 26060 |
| 50 Pleasant Avenue GLANDORE | Dwelling; Exclusions:- later additions, fencing. | a | 26061 |
| 49 - 51 Vennachar Drive HALLETT COVE | Dwelling; Exclusions:- later additions, outbuildings, swimming pool. | a e | 4362 |
| 17 - 19 Bundarra Drive MARINO | Dwelling; Including bluestone terrace steps and garden wing walls. Exclusions:- Later additions to rear under verandah, later pergola and patio area, later garage fronting Bundarra Drive. | d | 26063 |
| 25 Coolinga Road MARINO | Dwelling; Exclusions: later additions, later enclosure of verandah under main roof, garage, outbuildings. | a d | 26064 |
| Marino Conservation Park MARINO | Tower of Lighthouse; Exclusions:- all later communications equipment, huts, compound fencing. | a f | 26062 |
| 6 Finniss Street MARION | Former Marion Inn; Exclusions:- later additions. | a c f | 4334 |
| 17 Finniss Street MARION | St Ann's Catholic Church; Exclusions:- later additions. | a c f | 4335 |
| 34 Finniss Street MARION | Dwelling (former Police Station); Exclusions:- later additions, outbuildings. | a c e | 4336 |
| 38 Finniss Street MARION | Dwelling; Exclusions: later additions, carport, freestanding brick garage, fencing, later aluminium windows. | a d | 26068 |
| 51 Finniss Street MARION | Dwelling; Exclusions:- later alterations, outbuildings. | a e | 4337 |
| 28 George Street MARION | Dwelling; Exclusions:- later alterations, outbuildings. | a b e | 4339 |
| 45 George Street MARION | Dwelling (Annie Doolan's Cottage); Exclusions:- later additions, picket fence. | a e | 4338 |
| Market Street Intersection of Market and Nixon Street MARION | Light Square; Location of the Square as the original centre of the village of Marion | a c e f | 4374 |
| 5 Market Street MARION | Dwelling (Rose Cottage); Exclusions:- later additions, carports, fencing. | a d | 26070 |
| 38 Nixon Street MARION | Dwelling (Laurel Cottage and City of Marion's first Post Office); Exclusions:- later additions. | a b c e | 4347 |
| 6 Norfolk Road MARION | Dwelling (former farmhouse); Exclusions:- later rear (to east) additions, enclosed verandah walling, poolhouse and pool, fencing. | a d | 26071 |
| 31 - 39 Norfolk Road MARION | War Memorial | a e | 4348 |
| 55 Oliphant Avenue MARION | Remnant Almond Grove; Remaining almond trees generally at the south western and south eastern end of the reserve. | a e | 26072 |
| 240 Sturt Road MARION | Dwelling; Exclusions:- later additions, outbuildings. | a e | 4352 |
| 284-286 Sturt Road MARION | School building (former Sturt School); Exclusions:- later additions, school related facilities. | a c f | 4355 |
| 288 Sturt Road MARION | School (former District Hall); Exclusions:- later additions, school related facilities. | a b c d f | 4356 |
| 290 Sturt Road MARION | Dwelling (former Marion Council Chambers); Exclusions:- later additions, outbuildings. | a c d e f | 4357 |
| 8 - 10 Township Road MARION | Dwellings (former Workmen's Cottages); Exclusions:- later additions and carparking area. | a e | 4359 |
| 16 Township Road MARION | Dwelling; Exclusions:- later additions and outbuildings. | a e | 4360 |
| 23 Township Road MARION | Dwelling; Exclusions:-later additions, outbuildings and fencing. | a e | 4361 |
| 4 Gordon Terrace MORPHETTVILLE | Cobham Hall - Supported Care Facility (former dwelling); Exclusions:- later additions, outbuildings and carparking areas. | a d e | 4340 |
| 8 Boyle Street OAKLANDS PARK | Dwelling (Wyndham); Exclusions:- later additions, outbuildings and fencing. | a e | 4331 |
| 8 Ella Crescent OHALLORAN HILL | Dwelling; Exclusions:- later additions, outbuildings and fencing. | a e | 4333 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Section 127 Main South Road OHALLORAN HILL | Pea Farm; dwelling and barn (both ruins). | a e | 4342 |
| 1708 - 1710 Main South Road OHALLORAN HILL | Christ Church and Christ Church Cemetery, O'Halloran Vault, Moore Vault, Chittleborough grave, Samuel Myles grave, Moreau grave, Tapket grave site, Reynell Vault; Exclusions:- later additions, outbuildings and carparking. | a e | 4343 |
| Majors Road OHALLORAN HILL | Dwelling (Weblyn); Exclusions:- later additions and outbuildings. | a e f | 4344 |
| 222R Hendrie Street Adjacent Oaklands Road PARK HOLME | Vineyard; All extant rows of the remaining grape vines. | a e f | 26080 |
| 16 Tora Court PARK HOLME | Dwelling (Ayrwood) - Bleak House #2; Exclusions:- later additions, outbuildings, fencing. | a c d e | 4358 |
| 5 - 6 Wattle Street PLYMPTON PARK | Dwelling; Exclusions:-later additions, outbuilding, fencing. | a d | 26083 |
| 44a & 44b Ramsay Avenue SEACOMBE GARDENS | Dwelling (former farmhouse); Including verandah. Exclusions:- later additions, alterations and fencing. | a d | 26084 |
| 198 Seacombe Road SEAVIEW DOWNS | Dwelling (Thiselton); Exclusions:- later additions, oubuildings, swimming pool and fencing. | a e | 4350 |
| 574 - 578 Cross Road SOUTH PLYMPTON | Vermont Uniting Church; Church building. Exclusions:- adjacent hall, rear buildings. | a d | 26088 |
| Robert Street Corner of Robert Street and Raglan Avenue SOUTH PLYMPTON | Gates of Remembrance; Location and form of the original gates. | a f | 4373 |
| 1 Waterhouse Road SOUTH PLYMPTON | Dwelling; Exclusions:- later additions, fencing. | a | 26093 |
| 5 Hawkesbury Avenue STURT | Dwelling and Stable; Exclusions:- later additions outbuildings and fencing. | a | 4341 |
| 257 Sturt Road STURT | Dwelling; Exclusions:- later additions, outbuildings and fencing. | a e | 4353 |
| 269 Sturt Road STURT | Shop and Dwelling; Exclusions:- later additions, outbuildings and shop front alterations. | a b e | 4354 |
| 14 Travers Street STURT | Dwelling; Exclusions: later additions, fencing. | a | 26094 |
| 376 Morphett Road WARRADALE | Dwelling; Exclusions:- later additions, outbuildings and fencing. | a | 4346 |
| 175 Oaklands Road WARRADALE | Marion Community House (former dwelling); Including view of front of dwelling from Oaklands Rd (retaining open space between front facade and Oaklands Rd/Morphett Rd. Exclusions:- Additions to south, internal fabric, outbuildings, stand of trees adjacent boundary to Morphett Rd and Oaklands Rd. | a d e | 26096 |
| 11 to 13 Walkley Avenue WARRADALE | Dwelling (Ballara); Exclusions:- later additions, outbuildings and fencing. | a e | 4363 |

## Mid Murray

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 7 Abraham Rd CALOOTE | Reedy Creek Homestead and outbuildings; External form, materials and detailing of homestead including: original stone masonry house, stone outbuildings and early shearing shed. Excluding later alterations and accretions | a d | 27318 |
| 32 Murray St CALOOTE | Former General Store and Post Office; Orignal external form, materials and detailing of stone masonry former general store and post office. Excluding later alterations and additions. | a d | 27319 |
| Lot 25 Deane St CAMBRAI | Former Paint Shop and Ruin; External form, materials and detailing of original stone masonry and timber-framed paint shop and shed, loft section and remnant shed wall ruin. Excluding later alterations and additions. | a b d | 27320 |
| 28 Kings Rd CAMBRAI | Former St John's Lutheran Church; External form, materials and detailing of original stone masonry former church, porch and attached cottage. Excluding later alterations, additions and outbuildings. | a b c d | 27321 |
| Lot 1 Ridley Rd (Main Street) CAMBRAI | Former General Store & House; External form, materials and detailing of original stone masonry general store, house and butter factory outbuilding. Excluding later alterations and additions. | a c d | 27322 |
| Lot 17 Skinner St CAMBRAI | Former Tank Manufacturing Workshop; Original external form, materials and detailing of former tank manufacturing workshop building. Excluding later alterations and additions, the residence to the east and former Bank of Adelaide building in rear yard. | a | 27328 |
| Lot 41 Skinner St CAMBRAI | Cambrai Institute; External form, materials and detailing of two-sectioned stone masonry institute and hall (1891 front, 1912 rear) and water tank plinth. Excluding other later alterations and additions. | a c d | 27330 |
| Lot 546 Skinner St CAMBRAI | House; External form, materials and detailing of c1890 stone residence and detached outbuilding. Excluding later alterations and additions. | a d | 27331 |
| Lot 91 Sportsground Rd CAMBRAI | Cambrai Hotel; Original external form, materials and detailing of stone masonry hotel (two stages) and stone outbuildings. Excluding other later alterations and additions. | a c d | 27332 |
| 1471 Claypans Rd CLAYPANS | Former Claypans Methodist Church; Original external form, materials and detailing of stone masonry church, lean to and tank stand. Excluding later alterations and additions. | a c d | 27334 |
| 15 Woolford Rd EDEN VALLEY | House and Cottage; Original external form, materials and detailing of stone masonry house and small cottage. Excluding later alterations and additions. | a b d e | 27335 |
| Lot 4 Angaston - Swan Reach Rd KEYNETON | House; External form, materials and detailing of stone masonry c1910 house. Excluding later alterations and additions. | a d | 27337 |
| Lot 96 Angaston - Swan Reach Rd KEYNETON | House (Former Temperance Hotel); Original external form, materials and detailing of former stone masonry Temperance Hotel and two outbuildings. Excluding later alterations and additions. | a c d e | 27338 |
| Lot 119 Angaston - Swan Reach Rd KEYNETON | Keyneton Primary School; External form, materials and detailing of 1924 stone masonry school building and former residence. Excluding later alterations and additions. | a c d | 27339 |
| Lot 9 Cork Hill Rd KEYNETON | Former North Rhine Council Chambers; Original form, materials and detailing of the stone masonry former council chamber. | a c e | 27340 |
| Lot 47 Eden Valley Rd KEYNETON | Former Congregational Church Manse; External form, materials and detailing of the original two stages of the stone masonry former manse. Excluding other later alterations and additions. | a d e | 27341 |
| Lot 457 Henschke Rd KEYNETON | Former Blacksmith Shop; Original external form, materials and detailing of stone masonry industrial structure. Excluding later alterations and additions. | a c d | 27342 |
| 801 Keyneton Rd KEYNETON | North Rhine Lutheran Church Complex; External form, materials and detailing of complex including: 1866 church, 1857 & 1890 school rooms, and bell with stand. Excluding later alterations and additions. The extent of the cemetery reserve and all remaining headstones and monuments. | a b c d e | 27343 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 903 Keyneton Rd KEYNETON | Keyneton Institute; External form, materials and detailing of 1872 stone masonry hall building, later front porch and rear section. Excluding other later alterations and additions. | a c d e | 27344 |
| 905 Keyneton Rd KEYNETON | Independent Chapel; External form, materials and detailing of 1863 stone masonry church, later memorial porch and windows and rear section. Excluding other later alterations and additions. Associated with Angas and Evans families. | a c d e | 27345 |
| 915 Keyneton Rd KEYNETON | Evandale Complex; Original external form, materials and detailing of the Victorian era homestead and three associated early stone buildings, including: original chapel (now dovecote), stable and hay shed. | a c d e | 27346 |
| 924 Keyneton Rd KEYNETON | Early Cottage; Original external form, materials and detailing of small stone masonry cottage. Excluding later alterations and additions. | a d | 27347 |
| 4 Adelaide Rd MANNUM | St Andrew's Anglican Church; External form, materials and detailing of 1910 stone masonry church. Excluding later alterations and additions. | a c d | 27350 |
| 2 Anna St MANNUM | House (John Shearer); External form, materials and detailing of original c1884 stone masonry house and early addition. Excluding later alterations and additions. | a d e | 27357 |
| 2 - 14 Arnold St MANNUM | Arnold's Row Cottages; External form, materials and detailing of pressed metal stonework and corrugated galvanised iron-clad row of seven cottages constructed in 1911. Excluding later alterations and additions. | a d e | 27358 |
| 2 Asmus St MANNUM | Cottage; External form, materials and detailing of original stone masonry cottage. Excluding later alterations and additions. | a d | 27365 |
| Chandler Ave MANNUM | E&WS Pumping Station; External form, materials and detailing of 1954 masonry pumping station. Excluding later alterations and additions. | a d | 27372 |
| 79A Cliff St MANNUM | Lutheran Manse; External form, materials and detailing of stone masonry manse including 1896 and 1923 stages. Excluding later alterations and additions. | a c d | 27375 |
| 80 Cliff St MANNUM | House; External form, materials and detailing of original stone masonry house. Excluding later alterations and additions. | a d | 27376 |
| 82 Cliff St MANNUM | St Martin's Lutheran Church; External form, materials and detailing of 1930s stone masonry church and front access steps. Excluding other later alterations and additions. | a c d | 27378 |
| 83 Cliff St MANNUM | Thomas Randell's House; External form, materials and detailing of small stone masonry building including all nineteenth century wings. Excluding contemporary alterations and additions. | a d e | 27377 |
| 97 Cliff St MANNUM | House (Former School & Lodge); External form, materials and detailing of stone masonry school buildings, including all nineteenth century components. Excluding later alterations and additions. | a c d | 27379 |
| 99 Cliff St MANNUM | House (Former Teacher's Residence); External form, materials and detailing of Federation-era stone masonry house. Excluding later alterations and additions. | a d | 27380 |
| 27 Diercks Rd MANNUM | Two Storey House; External form, materials and detailing of the original two storey stone masonry house. Excluding later alterations and additions. | a d | 27384 |
| 19 Esplanade MANNUM | Stone Water Tank; Original form, materials and detailing of above ground stone masonry circular water tank. | a | 27389 |
| 23 King George St MANNUM | House and Fence; External form, materials and detailing of original stone masonry house and fence. Excluding later alterations and additions. | a d | 27394 |
| Lot 476 Little Victoria St MANNUM | House; External form, materials and detailing of stone masonry house including Victorian and Federation-era stages. Excluding contemporary alterations and additions. | a d | 27396 |
| 1 Mclaren St MANNUM | Two Storey House; External form, materials and detailing of c.1869 substantial two storey stone masonry house. Excluding later alterations and additions. | a d e | 27399 |
| 6 Purnong Rd MANNUM | House; External form, materials and detailing of Federation-era stone masonry house. Excluding later alterations and additions. | a d | 27400 |
| 965 Purnong Rd MANNUM | Former Pellaring Flat School; External form, materials and detailing of c.1890 small stone masonry school. Excluding later alterations and additions. | a c d | 27448 |
| 12 Queen Mary St MANNUM | House; External form, materials and detailing of original Federation-era large stone masonry house. Excluding later alterations and additions. | a d | 27412 |
| Randell St MANNUM | War Memorial; Original form, materials and detailing of all war memorial structures and features including statue, wall, field gun and plaques. Excluding later alterations and additions such as 1995 plaque. | a c d f | 27414 |
| 3 Randell St MANNUM | Former Randell's Store; External form, materials and detailing of 1850s-1868 stone masonry former store. Excluding later alterations and additions. | a b e | 27417 |
| 7-9 Randell St MANNUM | Shop; External form, materials and detailing of original stone and brick commercial building. Excluding later alterations and additions. | a e | 27419 |
| 7-9 Randell St MANNUM | Shop; Original external form, materials and detailing of masonry commercial building and outbuilding. Excluding later alterations and additions. | a e | 27420 |
| 19 Randell St MANNUM | Mannum Hotel; Original external form, materials and detailing of two storey stone masonry hotel, including 1930s additions/alterations. Excluding other later alterations and additions. | a c d e | 27422 |
| 29 Randell St MANNUM | Former Flour Mill; External form, materials and detailing of 1875-76 three storey stone masonry and cgi clad former flour mill. Excluding later alterations and additions. | a c d e | 27423 |
| 33 Randell St MANNUM | Former Butcher's Shop; External form, materials and detailing of 1870s stone masonry commercial building. Excluding later alterations and additions. | a c d e | 27424 |
| 38-40 Randell St MANNUM | Former Butter Factory; External form, materials and detailing of 1920s and '30s stages of former butter factory. Excluding contemporary alterations and additions. | a c | 27427 |
| 41 Randell St MANNUM | Former Bank; External form, materials and detailing of 1920s substantial two storey stone masonry former bank, including earlier 1885 sections. Excluding contemporary alterations and additions. | a c d | 27428 |
| 47 Randell St MANNUM | Former Mannum Institute; Original external form, materials and detailing of two storey stone masonry former institute building, including 1911 extensions. Excluding other later alterations and additions. | a c d | 27431 |
| 49 Randell St MANNUM | Former Commercial Bank & Cottage; External form, materials and detailing of 1909 two-storey stone masonry former bank building and 1880s cottage. Excluding later alterations and additions. | a c d | 27432 |
| 50 Randell St MANNUM | Pretoria Hotel; External form, materials and detailing of original 1900 substantial two-storey stone masonry hotel building with cast iron filigree. Excluding later alterations and additions. | a c d | 27433 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 51 Randell St MANNUM | Former Shearer's Factory Offices; External form, materials and detailing of long narrow row of five attached stone masonry commercial rooms. Excluding later alterations and additions. | a d e | 27434 |
| 59 Randell St MANNUM | Mannum Barber Shop; External form, materials and detailing of 1912 stone masonry commercial building. Excluding later alterations and additions. | a d | 27435 |
| 83 Randell St MANNUM | Mannum Post Office; External form, materials and detailing of c.1913 two storey stone masonry post office building. Excluding later alterations and additions. | a c d | 27437 |
| 96-98 Randell St MANNUM | Row of Shops; External form, materials and detailing of 1880s stone masonry attached shop and former residence. Excluding later alterations and additions. | a c d e | 27438 |
| Lot 3 River Lane MANNUM | Rotunda; Form, materials and detailing of 1913 octagonal rotunda (much original fabric has been replaced). Excluding later alterations. | a e | 27443 |
| 69A River Lane MANNUM | Former Residence Leonaville; External form, materials and detailing of 1883 large stone masonry house and circa 1900 corner addition. Excluding later alterations and additions. | a d e | 27441 |
| 58 Walker Ave MANNUM | Former Primary School; External form, materials and detailing of 1920s stone masonry school building. Excluding later alterations and additions. | a c d | 27457 |
| 3 William St MANNUM | House; External form, materials and detailing of Federation-era stone masonry villa. Excluding later alterations and additions. | a d | 27459 |
| 32-34 William St MANNUM | Baptist Church; External form, materials and detailing of 1893 stone masonry church building. Excluding later alterations and additions. | a c d | 27463 |
| 1544 Angas Valley Rd MILENDELLA | Hilton Heath + Royal Heath; External form, materials and detailing of 1880s stone masonry Hilton Heath homestead, attached breezeway, kitchen and outbuildings (CT 5854/170, Section 655) and Royal Heath stone masonry and corrugated iron farm buildings including early pioneering cottage, buggy shed, blacksmith's shop, barn, shearing shed, draft horse stables, implements shed, chaff house and engine room (CT 5604/632, Section 654) Excluding later alterations and additions. | a d e | 27465 |
| 37 Church Rd MILENDELLA | Zion Lutheran Church; Original external form, materials and detailing of 1893 small stone masonry church building. Excluding later alterations and additions. | a c d | 27466 |
| 353 Angas Valley Rd MOUNT PLEASANT | Rosebank; External form, materials and detailing of 1860s substantial two storey stone masonry house and stone masonry outbuildings, including stables, sheds, former staff quarters, and entrance drive stone quadrangle walling and abutments to bridge over creek. Excluding later alterations and additions. | a d e | 27468 |
| 1070 Angas Valley Rd MOUNT PLEASANT | Bidgeebah; External form, materials and detailing of c.1880s stone masonry house and stone tank. Excluding later alterations and additions. | a d e | 27469 |
| 95, 115 & 119 Lucas Rd MOUNT PLEASANT | St Magnus; External form, materials and detailing of stone masonry main house (built in several stages) on CT 6184/852, stone shed on CT 6156/302 and early cottage on CT 6184/851. Excluding later alterations and additons. | a d e | 27470 |
| 338 McGormans Rd MOUNT PLEASANT | Farm House; Original external form, materials and detailing of three levelled stone masonry farm house. Excluding later alterations and additions. | a d e | 27471 |
| 31 Hermanns Rd MOUNT TORRENS | Farm House and Outbuildings; Original external form, materials and detailing of stone masonry main farm house, and stone outbuildings. Excluding later alterations and additions. Associated with shearing shed located across the road. | a d e | 27473 |
| 36 Hermanns Rd MOUNT TORRENS | Shearing Shed; Original external form, materials and detailing of stone masonry and iron shearing shed. Excluding later alterations and additions. | a d e | 27474 |
| 110 Hermanns Rd MOUNT TORRENS | Farm house and outbuilding; External form, materials and detailing of original farm house and stone outbuilding. Excluding later alterations and additions. | a d e | 27475 |
| 3-5 Adelaide Rd PALMER | Former Police Station Cells & Shop; Original external form, materials and detailing of former police cells and shop. Excluding later alterations and additions. | a c | 27478 |
| 8-10 Adelaide Rd PALMER | Palmer Hotel; Original external form, materials and detailing of stone masonry hotel building, two stone masonry outbuildings and associated buttressed walling. Excluding later alterations and additions. | a c d | 27479 |
| 9 Adelaide Rd PALMER | House, Outbuildings, Fence & Water Tank; Original external form, materials and detailing of stone masonry house (including 1920s alterations), two outbuildings, 1920s fence and water tank stand. Excluding other later alterations and additions. | a d | 27480 |
| 11 Adelaide Rd PALMER | Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions. | a d | 27481 |
| 13 Adelaide Rd PALMER | House; External form, materials and detailing of c.1890s stone masonry house. Excluding later alterations and additions. | a d | 27482 |
| 15 Adelaide Rd PALMER | Former Shop; Original external form, materials and detailing of stone masonry and weatherboard/cgi clad building located at street front. Excluding later alterations and additions. | a c d | 27483 |
| 16-18 Adelaide Rd PALMER | Palmer General Store, Attached Residence & Post Office; Original external form, materials and detailing of stone masonry buildings, including attached residence, general store/post office and warehouse/store. Excluding later alterations and additions. | a c d | 27485 |
| 19-21 Adelaide Rd PALMER | Attached Houses; Original external form, materials and detailing of pair of stone masonry attached houses. Excluding later alterations and additions. | a d | 27486 |
| 37 Kubenk Rd PALMER | Farm Complex; Original external form, materials and detailing of farm complex including: main house, early cottage, agricultural outbuildings including piggery, stone animal yards and stone outbuildings. Excluding later alterations and additions. | a d | 27487 |
| Lot Pt 32 Olive Grove Ave PALMER | War Memorial & Park Gates; Form, materials and detailing of 1936 war memorial: simple broken marble column on plinth, and memorial gates: segmented concrete columns with metal gates and banner. Associated with Collier Park. Notable landmark to eastern entrance to Palmer. | a c d f | 27488 |
| 10 Reedy Creek Rd PALMER | Palmer Lutheran Church (Christ Church); External form, materials and detailing of stone masonry 1872 church building, later 1927 square tower entry porch, and freestanding bellcote memorial located to rear of church. Excluding contemporary alterations and additions. | a c d | 27489 |
| 2571 Reedy Creek Rd PALMER | Hillydale; Original external form, materials and detailing of farm complex including all Federation-era structures: main house, adjacent cottage and outbuilding, stone masonry water tank, freestanding garage, masonry and metal fence to house yard. Excluding later alterations and additions. | a d e | 27490 |
| 2571 Reedy Creek Rd PALMER | Former Reedy Creek Road Bridge; Original external form, materials and detailing of the former road bridge, excluding later alterations and additions. | a d e | 27491 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 119 Tepko School Rd PALMER | Summerfield Lutheran Church Group; Original external form, materials and detailing of stone masonry church, vestry, later square porch and tower, water tank stand, cypress and entrance gates, (Former) St Paul's Lutheran School and Summerfield Lutheran Hall. Excluding later alterations and additions. | a c d | 27493 |
| 335 Billabong Rd POMPOOTA | House; Original external form, materials and detailing of stone masonry house. Excluding later alterations and additions. | a d | 27496 |
| 347 Billabong Rd POMPOOTA | Former Irrigation Office; Original external form, materials and detailing of substantial stone masonry house (former Irrigation Office). Excluding later alterations and additions. | a d | 27497 |
| 363 Billabong Rd POMPOOTA | House; Original external form, materials and detailing of stone masonry house. Excluding later alterations and additions. | a d | 27498 |
| 201 Honeymoon Ave POMPOOTA | Former Official Quarters; Original external form, materials and detailing of former official quarters residence. Excluding later alterations and additions. | a d | 27500 |
| 443 Dabinett Rd PONDE | Former School; Original external form, materials and detailing of small stone masonry former school building. Excluding later alterations and additions. | a c d | 27502 |
| 3188 Purnong Rd PURNONG | Former Post Office; Original external form, materials and detailing of stone masonry building. Excluding later alterations and additions. | a c d | 27503 |
| 204 Law Rd ROCKLEIGH | Shearing Shed and farm sheds; Original external form, materials and detailing of stone masonry/brick shearing shed and adjacent stone masonry machinery store and shed. Excluding later alterations and additions. | a d | 27504 |
| 1621 Reedy Creek Rd ROCKLEIGH | Farm Cove Cottage; Original external form, materials and detailing of stone masonry cottage, adjacent water tank, and outbuilding ruins. | a d | 27505 |
| 1621 Reedy Creek Rd ROCKLEIGH | Farm Cove Homestead; External form, materials and detailing of c.1900 Federation-era stone masonry farm house and associated outbuildings. Excluding later alterations and additions. | a d | 27506 |
| 1829 Reedy Creek Rd ROCKLEIGH | Farm Complex; Original external form, materials and detailing of farm complex including: main house and early stone outbuildings. Excluding later alterations and additons. | a d | 27507 |
| Rocky Point Rd ROCKY POINT | Dry Stone Retaining Wall; Original form, materials and detailing of terraced dry stone walling, supporting both sides of Rocky Road, edged with fence consisting of timber posts, top rail and three wires below. | a d | 27508 |
| Rons Rd SEDAN | Former Farm Complex; Original form, materials and detailing of entire abandoned farm house complex (including interiors) and associated built structures in the immediate surrounds. | a d | 27509 |
| 2 Adelaide Rd TUNGKILLO | Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions. | a d | 27515 |
| 3-5 Adelaide Rd TUNGKILLO | Former Primitive Methodist Church; External form, materials and detailing of 1867 stone masonry former church building and 1936 porch. Excluding later alterations and additions. | a c d | 27516 |
| 6 Adelaide Rd TUNGKILLO | Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions. | a d | 27517 |
| 12 Adelaide Rd TUNGKILLO | Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions. | a d | 27518 |
| 16 Adelaide Rd TUNGKILLO | Cottage; Original external form, materials and detailing of stone masonry cottage and stone piers to front gate. Excluding later alterations and additions. | a d | 27519 |
| 22 Adelaide Rd TUNGKILLO | Cottage; Original external form, materials and detailing of stone masonry store/residence. Excluding later alterations and additions. | a d | 27520 |
| 28 Adelaide Rd and 2a Brinkworth Rd TUNGKILLO | Former Tungkillo Hotel & Outbuildings; External form, materials and detailing of 1860s stone masonry hotel building and stone masonry outbuildings, (CT 6175/390) and former stable (CT 6175/389). Excluding later alterations and additions. | a c d | 27521 |
| 43 Adelaide Rd TUNGKILLO | Former General Store, Residence and Outbuildings; External form, materials and detailing of 1880s stone masonry former general store, residence and two rear stone masonry outbuildings. Excluding later alterations and additions. | a c d | 27522 |
| 846 Black Heath Rd TUNGKILLO | Farmhouse; Original external form, materials and detailing of large stone masonry farmhouse. Excluding later alterations and additions. | a d | 27523 |
| 183 Buckley Rd TUNGKILLO | Craigielee; Original external form, materials and detailing of the farm complex including: early stone masonry cottage, later larger stone masonry main house, stone outbuilding and stone wall. Excluding later alterations and additions. | a | 27525 |
| Burtons Rd TUNGKILLO | Reserve and Water Trough; Original form, materials and detailing of remaining elements of red gum frame, galvanised water trough, stone-lined well and timber platform, dry stone boundary wall, all drains and reserve. | a c | 27526 |
| Lot 29 Terlinga Rd TUNGKILLO | Crowhurst; Original external form, materials and detailing of stone masonry dwelling, outbuildings, underground tank and garden walls. Excluding later alterations and additions | a d | 27697 |
| 908 Terlinga Rd TUNGKILLO | Shepherd's Hut; Original external form, materials and detailing of stone masonry hut. Excluding later alterations and additions. | a b | 27529 |
| 1048 Terlinga Rd TUNGKILLO | Pintumba; Original external form, materials and detailing of brick masonry farm house. Excluding later alterations and additions. | a d | 27530 |
| 1099 Terlinga Rd TUNGKILLO | Terlinga Cottage; Original external form, materials and detailing of stone masonry cottage (main house not included). Excluding later alterations and additions. | a d e | 27531 |
| 1215 Terlinga Rd TUNGKILLO | Former Vincent Primary School; External form, materials and detailing of 1860 stone masonry former school building with attached residence. Excluding later alterations and additions. | a c d | 27532 |
| 433 Tungkillo Rd TUNGKILLO | Farm Complex; Original external form, materials and detailing of farm complex including: main house, two small cottages, shearing shed and associated outbuildings and cgi iron water tank on stone base. Excluding later alterations and additions. | a b | 27533 |
| 203 Martin Rd WALL FLAT | Wall Flat Station Homestead; Original external form, materials and detailing of stone masonry homestead and stone masonry outbuilding to rear of homestead. Excluding later alterations and additions. | a b e | 27538 |
| 11 Starr Rd WALL FLAT | Hall; Original external form, materials and detailing of stone masonry hall, cgi shelter shed and simple stone toilet block to rear of hall. Excluding later alterations and additions. | a c d | 27539 |
| 356 Chambers Hill Rd YOUNGHUSBAND | Brinkley Farm House and outbuildings; Original external form, materials and detailing of farm house and associated masonry stone outbuildings. Excluding later alterations and additions. | a | 27541 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Pine Hut Rd near Keyneton | Dry Stone Walling; Original form, materials and detailing of stone walling, located on both sides of Pine Hutt Road. | a d | 27544 |

## Mitcham

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Belair Road BELAIR | Windy Point Observation Point | a f | 3424 |
| 48-54 Gloucester Avenue BELAIR | Kalyra Nursing Home facility; The exterior of the former sanitorium buildings fronting Gloucester Avenue now comprising portion of the administration and village centre buildings | a f | 3425 |
| Lot 259 Laffers Road Belair Hannaford Reserve BELAIR | Hannaford Reserve - Winery / Cold Store; Exterior of building | a f | 3447 |
| 13 Laffers Road BELAIR | Cherington' fountain | a d f | 3413 |
| 41 Main Road BELAIR | House - (Former Baptist Church); Exterior of original building | a | 3414 |
| 45-83 Main Road BELAIR | Belair Primary School; External fabric of original L - shaped building only | a | 3426 |
| Lot 88 Sheoak Road BELAIR | School Chapel - Former Holy Innocents Church; Whole building, excluding interior | a c d | 3437 |
| 7 Sheoak Road BELAIR | House; exterior of original building | a | 3415 |
| 18 Sheoak Road BELAIR | Belair Uniting Church; External form & fabric of building, excluding modern rearward addition | a | 3438 |
| 21 Sheoak Road BELAIR | House; Form & external fabric of building excluding rear | a d e | 3423 |
| 25 Sheoak Road BELAIR | Barryne House; External form & fabric of original building | d e | 3416 |
| 29 Sheoak Road BELAIR | Belair Parish Hall & Church of Holy Innocents; External form & fabric of both buildings | a c | 3439 |
| 38 Sheoak Road BELAIR | Shop, Sheoak Deli; Whole original exterior & interior of building | a c | 3422 |
| 42 Sheoak Road BELAIR | St Johns School - old school building & house; External form & fabric of original buildings | a c | 3428 |
| 42 Sheoak Road BELAIR | Railway Cottages; Whole building, excluding interior | a | 3427 |
| 49-51 Sheoak Road BELAIR | Birralee House; Form & external fabric of building | a d e f | 3417 |
| 53 Sheoak Road BELAIR | House; External form & fabric of building, excluding precoated roofing and rear | a | 3418 |
| 55 Sheoak Road BELAIR | House; External form & fabric of building, excluding rear | e | 3419 |
| 141 Sheoak Road BELAIR | House, Sheoak Riding School; Exterior of original building, including verandah | a | 3420 |
| 143 Sheoak Road BELAIR | House; Exterior of original building, including lean - to & chimney | a | 3421 |
| Upper Sturt Road BELAIR | Tunnels, Belair National Park; Complete structures | a | 3442 |
| Watiparinga Reserve Watiparinga Reserve BELAIR | Railway Tunnel; complete tunnel, including entrance facings & quoins | a e | 3506 |
| 2 Flinders Road BELLEVUE HEIGHTS | House and Sheds; Exterior of original building | a e | 3449 |
| Lot 22 Coromandel Parade BLACKWOOD | St Paul of the Cross Catholic Church; Whole building, excluding interior | a c | 3459 |
| 17 Coromandel Parade BLACKWOOD | Former Blackwood Police Station; External form and fabric of historic buildings. | a c | 26303 |
| 24 Coromandel Parade BLACKWOOD | House; Facade and side walls including windows, chimneys, roof form and material, but excluding later balconies to either side of the building, and excluding front fence | a d | 3452 |
| 28 Coromandel Parade BLACKWOOD | Shop and attached residence; External form and fabric of historic shop and attached residence. | a b | 26305 |
| 37-39 Coromandel Parade BLACKWOOD | All Hallows Anglican Church; Whole building, excluding interior | a c | 3451 |
| 77 Coromandel Parade BLACKWOOD | House; External form and fabric of historic building. | a | 26308 |
| 6 Edgecumbe Parade BLACKWOOD | House and Outbuildings; Exterior form and fabric of historic main residence, stone and brick outbuilding (now residence) and timber and corrugated iron garage. | a d | 26310 |
| 8 Edgecumbe Parade BLACKWOOD | House; External form and fabric of historic building. | a d | 26312 |
| 33 Glengyle Avenue BLACKWOOD | House; External form and fabric of historic building. | a c | 26313 |
| 14 Hillside Road BLACKWOOD | House; External form and fabric of historic building. | a | 26314 |
| Main Road BLACKWOOD | Blackwood War Memorial; Complete memorial | a e f | 3460 |
| 141 Main Road BLACKWOOD | Belair Hotel; Exterior of early two storey portion of building | a c f | 3453 |
| 266 Main Road BLACKWOOD | Blackwood Uniting Church; External fabric excluding modern additions | a c f | 3454 |
| 296 Main Road BLACKWOOD | Gamble Cottage and Garden; Whole property including exterior of cottage | d | 3455 |
| 328 Shepherds Hill Road BLACKWOOD | Wittunga Homestead; Whole building, excluding interior | a e | 3456 |
| Station Road BLACKWOOD | Blackwood Railway Station Complex; External form and fabric of station building, signal box, pedestrian overpass and elevated water tank and standpipe. | a c d | 3461 |
| 5 Station Road BLACKWOOD | Railway Cottage; Exterior facade, side walls including windows and roof form and materials | a | 3457 |
| 7 Station Road BLACKWOOD | Railway Cottage; Exterior facade and side walls of cottage (including roof form and materials, chimneys, verandah), but excluding skillion extension | a | 3458 |
| Brownhill Creek Road BROWN HILL CREEK | Former Rogers Quarry; Quarry face | a | 3464 |
| Off Brownhill Creek Road BROWN HILL CREEK | Former Wheal Grainger Mine | a e | 3466 |
| Ellison's Creek BROWN HILL CREEK | Former Mitcham Water Works including Chapel Bridge; Remaining historic form and fabric of brick-lined water storage well, stone-lined valve well and dam wall (all located in proximity to co-ordinates E286296 N6126492), drinking fountain (located in the road reserve opposite the southern end of the caravan park) and Chapel Bridge (footbridge located near intersection of Brownhill Creek Road and Tilleys Hill Road). | a d | 26260 |
| 16 McPherson Street CLAPHAM | Clapham Park House; Whole building, excluding interior | a | 3468 |
| 89 Springbank Road CLAPHAM | House, 'Carman Court', Dorset House; External front fabric of original building | a e | 3470 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 85 Albert Street CLARENCE GARDENS | House; Facade and side walls including windows (screens excluded), chimneys, roof form and material, verandah | a c | 3471 |
| 2 Pulford Street CLARENCE GARDENS | House; Facade and side walls including windows, chimneys, roof form (excluding material), verandah | a e | 3472 |
| 833-835 South Road CLARENCE GARDENS | St Francis of Assisi Anglican Hall; External form & fabric of building including roof form but excluding roof material | a c | 3473 |
| 219 Coromandel Parade COROMANDEL VALLEY | Craiglee House; Exterior of building, including verandahs and balconies | a e | 3475 |
| 337 Main Road COROMANDEL VALLEY | St John's Anglican Church; Whole building, excluding interior | c d | 3476 |
| 339-343 Main Road COROMANDEL VALLEY | Coromandel Valley Primary School; Original bluestone and brick building only - external fabric | a c | 3483 |
| 6 The Knoll Crescent COROMANDEL VALLEY | The Knoll House; Facade and side walls including windows, roof form and material, chimneys and verandahs | a f | 3477 |
| 54A Turners Avenue COROMANDEL VALLEY | Swinton House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony | a f | 3478 |
| Winns Road COROMANDEL VALLEY | Ford | a c f | 3480 |
| Lot 32 Winns Road COROMANDEL VALLEY | Museum, former Winn's Bakery; Exterior & interior of former bakery building & shed | a c | 3479 |
| 66 Winns Road COROMANDEL VALLEY | House, Former Shop; Exterior of building, including balconies & verandahs (excluding enclosure) | a c | 3481 |
| Lot 156 Bushland Drive Bushland Reserve CRAIGBURN FARM | Ruin; Remaining structure | a | 3448 |
| Lot 1934 Isla Way, CRAIGBURN FARM and 47 Blackwood Park Boulevard CRAIGBURN FARM | External walls, windows and verandah and roof form of 'Craigburn Cottage', excluding pergola and covered walkway; External walls, windows and roof form of 'Craigburn Homestead', but excluding the rear of the building and front verandah (including roof, pylons and balustrade) | a e | 3482 |
| 54 Avenue Road CUMBERLAND PARK | House; External form and fabric of historic building. | a | 26266 |
| 7 Bowyer Crescent CUMBERLAND PARK | Bowyer House; External form and fabric of historic building. | a | 26321 |
| 53 Aver Avenue DAW PARK | House and Shop; Exterior of building, including verandah | c | 3488 |
| 6 Ayers Avenue DAW PARK | House; Facade and side walls including windows, roof form and material, chimney, verandah | a | 3490 |
| 27 Ayers Avenue DAW PARK | House; Facade and side walls including windows, roof form and material, chimneys, verandah | a | 3489 |
| 29 Crozier Avenue DAW PARK | House; Facade and side walls including windows, roof form and material, chimney, verandah | a d | 3491 |
| 216 Daws Road DAW PARK | Repatriation General Hospital; Exterior of gatehouse, two storey portion of the building to the north of the entrance courtyard, and the two storey portions of the buildings to the east and west of the entrance courtyard. | a f | 3499 |
| Goodwood Road DAW PARK | Dawes House Hospice; Exterior of building (including windows, roof form and materials, tower, chimneys, verandah), but excluding later extension | a d | 3498 |
| 558 Goodwood Road DAW PARK | Colonel Light Gardens Uniting Church (formerly Daw Park Uniting Church); External fabric of 1927 red brick building | a | 3492 |
| 628 Goodwood Road DAW PARK | House; Facade and side walls including windows, roof form and material, chimneys, return verandah | a | 3493 |
| 644 Goodwood Road DAW PARK | House; Facade and side walls including windows, roof form and material, chimneys, verandah & front fence & gate | d | 3494 |
| 76 Kingston Avenue DAW PARK | House; Facade and side walls including porch | d | 3495 |
| 19 Kinedana Street EDEN HILLS | House 'Eden' 'Glengordon'; Exterior of original building, excluding extension | a e | 3500 |
| 49 Railway Lane EDEN HILLS | Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah | a | 3509 |
| 50 Railway Lane EDEN HILLS | Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah | a | 3508 |
| Shepherds Hill Road EDEN HILLS | Railway Tunnels; Complete tunnel, including entrance edging | a d e | 3510 |
| 3 Wade Street EDEN HILLS | House; Exterior of original building, including verandah and chimneys, excluding modern extension | a | 3501 |
| 22 Willowie Street EDEN HILLS | Former Post Office and Store; Facade and side walls, roof form and material, chimneys, verandah | a | 3503 |
| 41 Willunga Street EDEN HILLS | Former Parish Hall; Facade and side walls (but including original windows only), roof form and material, & foundation stone | a c | 3502 |
| 78 Wilpena Street EDEN HILLS | Eden Hills Primary School; Original school building, external fabric only; former teacher's residence, original external fabric | c | 3505 |
| 84 Wilpena Street EDEN HILLS | Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah | a | 3504 |
| 7 Hollywood Way GLENALTA | House and cottage; Exterior of house (including return verandah) and cottage | a e | 3511 |
| 2 Nottingham Way GLENALTA | House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony | a b e | 3512 |
| 2 Pine lodge Drive GLENALTA | Pine lodge Cottage; Exterior of cottage including addition | a d | 3513 |
| 14 Angas Road HAWTHORN | Willowbrook" House, Coach house and "Frimley" Stables.- mansion & grounds.; House - facade and side walls including windows, roof form and material, eaves, chimneys, verandah, balcony; Coach house - external form and fabric, excluding eastern addition; Stables - Single storey, random rubble bluestone stable and attached outbuilding. Stable features steep gable roof, timber windows and doors and red brick dressings to openings. Outbuilding to east incorporates skillion pitch roof and timber windows. | a d | 3515 |
| Belair Road HAWTHORN | Garden of Remembrance | d | 3535 |
| Belair Road (off Mitcham Community Court) HAWTHORN | 'St Georges' House; Exterior of original villa, including roof, verandah and chimneys, excluding modern extension; exterior of stable | a c d f | 3534 |
| 80-94 Belair Road HAWTHORN | Shops; Facade, masonry parapet, side wall, indented doorways, windows, verandah | d | 3516 |
| 112 Belair Road HAWTHORN | Blackwell Funerals by Women; Exterior of original building, including arched windows and entrance (excluding porch addition) | a | 3517 |
| 142-146 Belair Road HAWTHORN | Lenzerheide Restaurant 'Ardmeen House'; Exterior of original buildings, including roofs, verandahs and chimneys, excluding modern extension | e | 3518 |

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|---|---|---|---|
| 1 Bowillia Avenue HAWTHORN | House; Exterior of original building - front and side elevations (including windows, roof form and materials, turret, chimneys, verandah), but excluding rear elevation | d | 3519 |
| 93 Cross Road HAWTHORN | House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony, excluding extension | a | 3520 |
| 101 Cross Road HAWTHORN | St Columba Anglican Church; Exterior of original building, including roof, tower & parapet, but excluding modern extension | a c d | 3536 |
| 48 Devonshire Street HAWTHORN | Former Shop; Facade and side walls, roof | a d | 3521 |
| 1/ 1 Egmont Terrace HAWTHORN | Houses and Shop; Facade and side walls including indented doorways, windows, roof form, verandah | a c | 3522 |
| 2/ 1 Egmont Terrace HAWTHORN | Shop; Facade and side walls including indented doorways, windows, roof form, verandah | a c | 3523 |
| 3/ 1 Egmont Terrace HAWTHORN | Shop; Facade and side walls including indented doorways, windows, roof form, verandah | a c | 3524 |
| 2 Egmont Terrace HAWTHORN | Shop; Facade including indented doorways and timber framed windows, roof form, verandah, side walls | a c | 3525 |
| 3 Egmont Terrace HAWTHORN | House and shop - house; Facade, side walls & roof; shops - facade, side walling, verandah, roof form | a c | 3526 |
| 3B Egmont Terrace HAWTHORN | Shop; Facade, including shopfront, verandah and parapet | a c | 3527 |
| 12 George Street HAWTHORN | Garage, former Barn; Exterior form & fabric of original building | e f | 3528 |
| Hampton Street cnr Hilda Terrace HAWTHORN | Street Sign on stobie pole | d f | 3537 |
| 13 Hampton Street HAWTHORN | Hawthorn Uniting Church and Hall; Exterior form and fabric of church and hall (original church building), excluding 1950's connecting building | a c | 3529 |
| 27 Sussex Terrace HAWTHORN | Westbourne Park Uniting Church; Exterior of original church building, excluding hall additions, and additions on the east and west sides of the church building. | a c d | 3538 |
| 59 Sussex Terrace HAWTHORN | House; Facade and side walls including windows, roof form and material, chimneys, verandah | d | 3530 |
| 9 Wemyss Road HAWTHORN | House; Facade, side walls, roof form, gable end features, chimney, verandah | d | 3532 |
| 16 William Street HAWTHORN | House; Facade, side walls, roof form and material, turret & bay window | d e | 3531 |
| 1 East Terrace HAWTHORNDENE | House; Facade and side walls including windows, roof form and material, chimneys, verandah | a | 3540 |
| 16 East Terrace HAWTHORNDENE | Watahuna House; Form & external fabric of building excluding rear | a b e | 3541 |
| 6 Glenberrie Drive HAWTHORNDENE | House; Facade and side walls including windows, roof form and material, chimneys | a | 3542 |
| Main Road HAWTHORNDENE | Former Blackwood Experimental Orchard; Former orchard and exterior walling, roof, porch & windows of stone hut | a | 3543 |
| 6 Renfrew Drive HAWTHORNDENE | House; Facade and side walls, windows, roof including verandah & balustrading, chimneys, | a b | 3544 |
| 27 Suffolk Road HAWTHORNDENE | Suffolk Farm Cottage; Facade and side walls, windows, roof including verandah and balustrading, chimneys, but excluding additions | a | 3545 |
| 80 Turners Avenue HAWTHORNDENE | House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony | a b e | 3546 |
| 97 Turners Avenue HAWTHORNDENE | Cottage; Facade and side walls including windows, roof form and material, chimneys; carport excluded | a b e | 3547 |
| Lot 148 Belair Road KINGSWOOD | Mitcham Girls High School; Original school building, external fabric only | c | 3550 |
| Lot 32 Belair Road KINGSWOOD | Memorial Gates, Kingswood Recreation Res; Rendered columns and gates | a c f | 3549 |
| 25-29 Belair Road KINGSWOOD | Vogue Theatre; Facade, verandah, side walls, roof form and material | a c f | 3548 |
| 89-91 Belair Road KINGSWOOD | Shops,; Facade including indented entrances, parapet, roof form and material, verandah, side walls | a b c d | 3551 |
| 95 Belair Road KINGSWOOD | Torrens Arms Hotel; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony | c d f | 3552 |
| 9 Brenchley Grove KINGSWOOD | Sunset Lodge Salvation Army Home; Facade (excluding porch addition) and side walls, including windows, roof form and material, chimneys, verandah, balcony, but excluding additions to side and rear of building | a e | 3560 |
| 31 Cambridge Terrace KINGSWOOD | St Josephs Convent; Facade and side walls including windows, roof form and material, verandah | a | 3561 |
| 33 Cambridge Terrace KINGSWOOD | St Josephs Primary School; Exterior form and fabric of original building, but excluding later additions | a c | 3553 |
| 35 Cambridge Terrace KINGSWOOD | Our Lady of Dolours Roman Catholic Church; Exterior of church with later additions | a c f | 3562 |
| 49 Cross Road KINGSWOOD | Abbotswell House; Facade, side walls, roof form and material, chimneys, turret, verandah and windows | a d f | 3554 |
| 2 East Parade KINGSWOOD | Former St Michael's School Hall; Exterior form and fabric of original building, including roof form and material, but excluding later addition | a c | 3556 |
| 18 Hillview Road KINGSWOOD | House - exterior; Facade, side walls, roof, chimney, verandah & windows. interior - pressed metal clad walls | a d | 3557 |
| 48 Kyre Avenue KINGSWOOD | House; Facade, side walls, roof, chimney, windows and verandah (including detailing) | d | 3558 |
| 5 Princes Road KINGSWOOD | Shop; Facade including shopfront windows, parapet, roof form & material, verandah, side walls excluding recent additions | a b c d | 3559 |
| 242 Belair Road LOWER MITCHAM | Former Mitcham Primary School - former school building & residence; Facade, side walls, roof form & material, chimneys, windows, porch (school building only) and all external fabric detailing; excluding additions | c | 3617 |
| 1 Belmont Street LOWER MITCHAM | The Olives House and Stables - house; Facade, side walls, roof from and material, chimney, verandah & windows; former stable - exterior fabric of original building, including roof form and material, vents, windows | a b | 3618 |
| 12 Belmont Street LOWER MITCHAM | House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence | a | 3619 |
| 8 Crowder Street LOWER MITCHAM | Olive Villa House; Facade, side walls, roof including dormer vents, chimneys, windows and verandah and associated decorative detailing, excluding circa early 1990s southern addition | a b d e | 3620 |
| 2 Laffers Lane LOWER MITCHAM | Pair of Cottages; Facade, side walls, roof form (material excluded), windows (including fanlights) and verandah | d | 3632 |
| 34 Price Avenue LOWER MITCHAM | Nurndaring House; Facade, side walls, roof form (material excluded), windows (including fanlight) and verandah, but excluding carport | a | 3622 |

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|---|---|---|---|
| 57A Price Avenue LOWER MITCHAM | Former Uniting Church; Exterior form and fabric of building including stained glass windows, but excluding recent additions; | c | 3621 |
| 64 Price Avenue LOWER MITCHAM | Sunridge House; Facade, side walls, windows, side & rear parapet, roof form & material, verandah, | a | 3623 |
| 23 Sizer Street LOWER MITCHAM | Attached Houses, former The Inn Nursery; Facade, side walls, roof, chimney, windows | c e | 3624 |
| 28 Sizer Street LOWER MITCHAM | Former The Inn Nursery School; Facade and side walls including casement windows, roof form and material, porch, balcony | c e | 3625 |
| 3 Surrey Crescent LOWER MITCHAM | House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence | a | 3630 |
| 12 The Grove LOWER MITCHAM | Ashleigh House; Facade, side walls, roof, verandah, | a d | 3626 |
| 1 View Street LOWER MITCHAM | Shop and House - shop; Facade, roof form & material, verandah, side walling; house - facade and roof | a c | 3627 |
| 4a Wattle Avenue LOWER MITCHAM | House; Exterior form and fabric of original building (excluding rear), including roof, chimneys & verandah (but also excluding later alterations) | a b | 3628 |
| 6 Wattle Avenue LOWER MITCHAM | Hawthorn Masonic Hall; Exterior form and fabric of original building, excluding rear and side additions, front porch and associated ramp. | a | 3629 |
| Belair Road LYNTON | Dry stone walls; Above and below Windy point, each side of Belair Road | a d | 3631 |
| 9 Bennett Avenue MELROSE PARK | Workshop 'Snoop Security'; Exterior of Nissen hut, additions excluded | a | 3635 |
| 125 Edward Street MELROSE PARK | Edwardstown Primary School; Early schoolroom / residence, including facade, roof & decorative detailing, verandah | a c | 3638 |
| 25 Kegworth Street MELROSE PARK | House; Exterior form and fabric of original building, including roof, but excluding later additions and alterations | a | 3639 |
| 3 Maria Street MELROSE PARK | House; Facade and side walls including roof form and material, chimneys, verandah | d e | 3640 |
| 18 Albert Street MITCHAM | Mitcham Baptist Church; Exterior of original church building | b c | 3645 |
| 21 Albert Street MITCHAM | former Shop and House; Shopfront and verandah & exterior of original dwelling and shop | a b | 3642 |
| 23 Albert Street MITCHAM | Former Bootmakers Shop; Exterior of original dwelling including verandah, tree and fence | a b d | 3643 |
| 35 Albert Street MITCHAM | Mitcham Village kindergarten; former store; External fabric | a c | 3667 |
| 41 Albert Street MITCHAM | Former Mitcham Hotel; Exterior of building and balcony | a c f | 3644 |
| Blythewood Road MITCHAM | Mitcham Cemeteries and Rotunda; Whole property including rotunda | c f | 3684 |
| Brownhill Creek Road MITCHAM | Munday's Crushing Plant; Remains of rubble retaining wall and concrete pier | a | 3465 |
| Brownhill Creek Road MITCHAM | Former McElligot's Quarry, Brownhill Creek Quarry; Exposed face and remains | a | 3677 |
| 9 Carrick Hill Drive MITCHAM | Carnwarth House; Facade and portico, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing; outbuilding exterior including roof | a b | 3675 |
| 27 Carrick Hill Drive MITCHAM | Gable Ends House; Facade, side walls, roof, chimney, windows and french doors and all external decorative detailing, but not including verandah, rear dwelling additions, and associated fencing, carport and outbuilding | a | 3676 |
| 4 Church Road MITCHAM | Former 'Sunnyside' House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing | a b d e | 3678 |
| 6 Church Road MITCHAM | House; Facade and side walls including windows, roof form and material, verandah and balcony, decorative detailing | a b d | 3679 |
| 4 Hoggs Road MITCHAM | Haverhill House; Facade, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing | a e | 3680 |
| 6 Lochness Avenue MITCHAM | Cottage; Exterior and interior of front three rooms, porch and verandah; exterior of main bluestone section | a d | 3647 |
| 8 Lochness Avenue MITCHAM | Cottage; Facade, side walls, roof form & material, chimney, windows, verandah | a d | 3683 |
| Maitland Street MITCHAM | Scout Hall; former Newey's Stables; Exterior of former stables | a c | 3692 |
| Norman Walk MITCHAM | House, 'Conquest House'; Exterior of original dwelling and verandah | a | 3648 |
| 7 Norman Walk MITCHAM | Montrose', 'Kallawar': House, Coach house and Stables; External fabric of buildings and boundary wall /fence | a e | 3693 |
| Off Old Belair Road MITCHAM | Sugarloaf Hill Quarry; Exposed faces | a e | 3685 |
| 26 Old Belair Road MITCHAM | House Outbuilding; House - facade, side walls, roof form and material excluding later gable ends but including chimneys, windows, verandah and all external decorative detailing. Outbuilding - exterior including roof, but not including separate carport. | a e | 3681 |
| 103 Princes Road MITCHAM | Former Police Station; Exterior of building and former police cells | a c | 3650 |
| 103a Princes Road MITCHAM | Mitcham Uniting Church; Exterior of original church building | c | 3649 |
| 105 Princes Road MITCHAM | Former Mitcham Village Institute; Exterior of building including porch and later additions to east and west facades | a c | 3651 |
| 107 Princes Road MITCHAM | Shop and House; Exterior of shop and dwelling with verandah. | a c f | 3652 |
| St Michael's Road MITCHAM | St Michael's Anglican Church Hall & Lychgate; External form & fabric of church including detailing | a c d f | 3686 |
| Taylors Road MITCHAM | Monument, Union Chapel Site; Complete monument structure | a | 3653 |
| off Weemala Drive MITCHAM | Anderson's Quarries; Exposed faces | a | 3687 |
| Welbourne Street (near south east corner of intersection with Bradey Street) MITCHAM | Tram Pole; Former tram pole. | a | 26286 |
| 6 Welbourne Street MITCHAM | House 'Hillslie'; External fabric including verandah | a | 3654 |
| 10 Welbourne Street MITCHAM | House; former Baptist Manse; Exterior of original dwelling and verandah | a | 3655 |
| 12 Welbourne Street MITCHAM | Stamps Cafe and House; former Thwaites Shop; Exterior fabric of buildings including shopfront and verandah | a e | 3656 |
| 13 Welbourne Street MITCHAM | Former bakery and house; External fabric | a b c | 3747 |
| 14 Welbourne Street MITCHAM | House; former Post Office; Exterior of former Post Office and dwelling including verandah | a c | 3657 |

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|---|---|---|---|
| 22 Wokurna Street MITCHAM | Cottage Homes; Facade, side walls, roof including gable vents, chimneys, windows, verandah, and associated decorative detail of the original 1906 building comprising units 11, 12, 14, 15 and hall, but excluding rearf | a d | 3682 |
| 1-7 Finlayson Street NETHERBY | Helenholme; Facade, side walls, roof including dormer window, verandah, chimneys, windows and associated decorative detailing | a e | 3694 |
| Fullarton Road NETHERBY | Coachhouse 'Woodside' Urrbrae Agric. High; Facade, side walls, roof form & material, chimney, arched openings; rubble stone walling to boundary | a e | 3697 |
| Fullarton Road NETHERBY | Headmaster's Residence Urrbrae Agric. High; Facade and side walls including windows, roof form and material, chimneys, porch & balcony, decorative detailing | e f | 3696 |
| 528 Fullarton Road NETHERBY | House; Facade, side walls, tower, roof form & material, return verandah, chimneys, windows, decorative work | a d | 3695 |
| 615 Goodwood Road PANORAMA | Cowan Building, Bedford Industries; External form and fabric of the western elevation, including porch | e | 3699 |
| 653 Goodwood Road PANORAMA | Shops, Centennial Florists & SD Tillet & Sons; Exterior form and fabric of original building, including roof, but excluding later additions and alterations | a | 3702 |
| 15 Kentucky Avenue PANORAMA | House; Facade, side walls, roof form and material, chimney, but excluding later additions and verandah | a c | 3700 |
| 1-3 Ottawa Avenue PANORAMA | House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing, (but excluding rear of building) | a | 3701 |
| 80 Aurichio Avenue PASADENA | House; former Ayliffe's House; Facade (western elevation), northern and southern elevations, roof form, chimney, not including later additions and verandah | a e | 3703 |
| Lot 100 Daws Road (Corner Goodwood Road) PASADENA | Tower Arts Centre; Form and external fabric of original building, including tower and roof, but excluding later addition | a f | 3705 |
| 760 Goodwood Road PASADENA | Centennial Park, Jubilee Chapel; Whole chapel complex comprising three chapels and associated internal & external spaces and functions | d | 3704 |
| 26 Carrick Hill Drive SPRINGFIELD | House former 'Farr House'; Facade, side walls, roof form and material | a | 3709 |
| Cnr Elmglade Road (northern side near corner with Springfield Avenue) SPRINGFIELD | Streetlight | a d | 3708 |
| 540-542 Fullarton Road SPRINGFIELD | Mercedes College former 'Strathspey' House - former house; Facade, side walls, roof form and material, chimneys, windows, and external fabric detailing; former gatehouse - form and external fabric | a e | 3706 |
| Meadowvale Road SPRINGFIELD | Bridge | a d | 3710 |
| Ayliffes Road ST MARYS | Women's Playing Fields - sports facilities | a e | 3716 |
| 21-23 Laura Avenue ST MARYS | Panther Park - sports facilities | e f | 3715 |
| 6 Alton Avenue TORRENS PARK | Kingsview House; Facade, side walls, roof form & material, chimneys, windows (including fanlights), verandah, decorative detailing | b e | 3718 |
| 16 Anderson Avenue TORRENS PARK | Glenburnie House and former Stables; External form and fabric of historic building. | b e | 26292 |
| 2 Ayr Avenue TORRENS PARK | West Lodge and Gates 'Torrens Park'; Facade, side walls, roof form & material, chimneys, windows, decorative detailing ; additions excluded | a d e | 3720 |
| 4 Barretts Road TORRENS PARK | Mitcham Lawn House; Including the north and east elevations and roof of the two storey 1870s sandstone section, but excluding south and west elevations. The original 1850s section and southern outbuildings are exclude | b | 3721 |
| 97-99 Belair Road TORRENS PARK | Alaska House, 'Waverly House' - two storey main house; Facade and side walls including windows, roof form and material, balcony, decorative detailing | a f | 3722 |
| 131 Belair Road TORRENS PARK | Mitcham Council Chambers; Exterior form and fabric of original building, including roof, parapet, entrance, windows, detailing, but excluding later additions & alterations | a f | 3723 |
| 145 Belair Road cnr Fife Avenue TORRENS PARK | St Wilfrid's Church of England; External form & fabric of church including detailing | a c | 3724 |
| 272 Belair Road TORRENS PARK | Former West Methodist Church Cemetery; Cemetery including headstones. | a c | 26293 |
| 2 Chalk Place TORRENS PARK | Glenburnie House formerly 'Ballangeich'; Facade and side walls including windows, roof form and material, verandah, balcony, decorative detailing | b e | 3725 |
| 4 Thorpe Street TORRENS PARK | Cottage; Facade, side walls, roof form & material, chimneys, windows, verandah, decorative detailing | a | 3726 |
| 215 Upper Sturt Road UPPER STURT | House; Facade, side walls, roof form and material, verandah, external detail (additions excluded) | a d e | 3729 |
| 2 Barr Smith Drive URRBRAE | House; Exterior form and fabric of the original building (eastern most section of existing building - whole of building with slate roof), including slate roof, 2 chimneys, windows and detailing, but excluding all buildings added to the west. | a e | 3733 |
| Lot 14 Cross Road (Corner Birksgate Drive) URRBRAE | St Paul's Retreat formerly 'The Glen' - monastery & chapel; Form and external fabric, including facade, roof, balcony, cloistered verandah, detail; chapel - form and external fabric, including facade, side walls, roof, entrance, detailing | a c | 3731 |
| 1 Cross Road cnr Mount Barker Road URRBRAE | Birksgate Estate Stone Wall Gatehouse; Exterior form and fabric of original building, including roof, chimneys, windows, detailing, (excluding later extension & alterations); stone wall | a e f | 3730 |
| Hartley Grove URRBRAE | Claremont/Hartley Bank building and remnants; Exterior form and fabric of historic two storey building, Hartley Bank/Claremont and remnants associated with Hartley Bank/Claremont – dry stone retaining wall to the north of the building, steps and brick walls around the terrace, stone and brick coach house ruins to the south east, masonry fountain base between road and terrace. | a b e | 3734 |
| 5 Strathmore Grove URRBRAE | House 'Pitcarn'; Facade, side walls, roof form and material (including dormers), chimneys, windows, verandah, decorative detailing | d e | 3732 |
| 2a Deepdene Avenue WESTBOURNE PARK | Bruceden Court' Apartments; Facades fronting Deepdene Avenue and Cross Road, side walls, including windows, doors, porches, chimneys, roof form and materials | a d | 3746 |
| 92 Grange Road WESTBOURNE PARK | Shops; Shop - facade, roof form and material, verandah, indented doorways, detailing, side walls; house - facade, roof and verandah | a d | 3741 |
| 2 Marlborough Road WESTBOURNE PARK | Westbourne Park Primary School; Original school building, external fabric only; former teacher's residence, original external fabric | a c | 3740 |
| 12-14 Norseman Avenue WESTBOURNE PARK | Gates to Batchelor Reserve; Gates and pillars | d | 3742 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Richmond Road WESTBOURNE PARK | Richmond Road Assembly former Institute; Exterior form & fabric of original building, excluding extension | a | 3743 |
| 46 Richmond Road WESTBOURNE PARK | House and Shop; House - facade, side walls, verandah and roof; shops - facade, side walls, verandah, roof form | a c | 3744 |
| 62 Sussex Terrace WESTBOURNE PARK | House; Facade, side walls, roof form and material, verandahs (additions excluded) | a | 3745 |

## Mount Barker

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Alston Road BLAKISTON | The Oaks - house & fencing; House constructed of coursed local stone with painted dressings, a hipped cgi roof, return verandah, painted red-brick chimneys with moulded coursing, timber-framed openings with timber doors and timber-framed double-hung sash windows. Fencing includes timber post-and-rails fencing, stone and cast-iron fencing and hedging. | a d | 18301 |
| Blakiston Road BLAKISTON | Blakiston Dairy Factory; Walls constructed of random sandstone with red-brick dressings, a cgi gable roof, timber-framed openings with timber doors and windows, and a large cellar & raised loading bay | a b c d | 18303 |
| Dalebank Court BLAKISTON | Dalebank - house & outbuilding; Stone walls with brick dressings, cgi roofs, timber-framed openings with timber doors and timber-framed double-hung sash windows, red-brick chimneys, & cgi verandah with timber posts. | a d | 18304 |
| 7 Howard Court BLAKISTON | Barn,Fireworks Nursery; Substantial barn constructed of local stone with cgi gable roof and timber-framed openings | a d | 18306 |
| Joseph Road BLAKISTON | Cottage; Cottage Stone walls with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and red-brick chimneys | a d | 18307 |
| Harrogate Road BRUKUNGA | fr Watts Brickworks (chimney) & tunnel; Rectangular brick chimney with metal banding and bracing at regular intervals. Also any surviving remnants of associated tunnel under road | a c d e f | 18837 |
| Harrogate Road BRUKUNGA | Cottage; Walls constructed of local Watts bricks, Watts' brick chimneys and coursing, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and raked cgi verandah with timber posts [excluding later infill]. | a d | 18836 |
| Pyrites Road BRUKUNGA | Byrth Homestead, wall & chimney; Substantial house with walls constructed of local stone with hipped cgi gable roofs [excluding later tiles on one section], timber-framed openings with timber doors & timber-framed windows, chimneys with coursing to top, and cgi verandah with timber posts. Also stone garden wall including stone chimney with moulding and coursing. | a c e f | 18674 |
| Archer Hill Road BUGLE RANGES | Bugle Ranges Cemetery; Late 19th-century and early 20th-century gravestones including marble stones, cast-iron railings and stone fencing and bases. | a c | 18309 |
| Blakiston Road BUGLE RANGES | Blakiston Hall & outbuildings; Stone walls, hipped cgi roofs, concave cgi verandah, original chimneys, timber-framed-openings with timber doors and timber-framed windows | a d e f | 18308 |
| Bonython Road BUGLE RANGES | House, Trenance (former gallery); Stone walls with red-brick dressing constructed in late 19th and early 20th century stages with central arched entrance, red-brick coursing, hipped cgi roof, timber-framed openings and bay windows with timber doors & timber-framed double-hung sash windowns & red-brick chimneys, excluding c. 1990's internal alterations and c. 1970's former gallery addition. | a d | 18312 |
| Bonython Road BUGLE RANGES | Trenance - Barn; Stone walls with red-brick dressings and timber lintels, cgi gable roof, red-brick chimney, and timber-framed openings with timber door and timber-framed casement window. | a b d | 18313 |
| Bugle Range Road BUGLE RANGES | Stone Bridge; Bridge with 3 metre span comprising a pair of abutments constructed of cut stone with picked-stone quoins, between which runs timber stringers now covered by bitumen road. | a c d | 18310 |
| Bugle Range Road BUGLE RANGES | Well; Stone-lined well (19th-century) | a d | 18311 |
| Bunnett Road BUGLE RANGES | Unalla; Stone walls [partly painted], hipped cgi roofs, raked verandah on timber posts, timber-framed openings with timber doors & timber-framed double-hung sash windows, & [painted] red-brick chimneys | a d | 18315 |
| Bunnett Road BUGLE RANGES | Stone & timber bridge; Stone rubble abutments (some cut) with span comprising timber trunk beams (bearers) and timber-plank stringers above | a c d | 18314 |
| Pursell Road BUGLE RANGES | Pursell farm - house, slab barn & stone shed; Slab barn with timber frame, timber-slab cladding, cgi gable roof and timber-framed openings and slab door. Stone shed or dairy-cellar comprising large cut stone walls (local pink stone), a cgi gable roof and timber-framed openings. House with stone walls, red-brick dressings, timber detailing, hipped and gable cgi roofs, red-brick chimneys and timber-framed openings with timber doors and windows | a b d | 18316 |
| Stamps Road BUGLE RANGES | Glenella, house, barn & garden; House: [rendered] stone walls, hipped roof [excluding later tiles], timber-framed openings with timber doors and windows, [painted] red-brick chimneys. Barn: stone walls with red-brick dressings, timber lintels, cgi gable roof and timber-framed openings. | a d | 18317 |
| Wistow-Strathalbyn Road BUGLE RANGES | Fr Bugle Ranges School; School building constructed of freestone rubble with good quality stone detailing including flat arches over openings, parapet gables with coping, projecting sills, cgi gable roof, red-brick chimney, timber-framed openings, timber doors and timber-framed, multi-paned, double-hung sash windows | a c d | 18318 |
| Goolwa Road BULL CREEK | Farm - house,cottage & stone barn; This farm complex includes the original c1850s cottage, the later larger farmhouse, and a stone barn. Significant fabric of house and cottage includes stone walls with red-brick dressings and timber detailing, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi return verandah with timber posts. Barn is a stone building with red-brick dressings, cgi gable roofs, timber-framed openings with timber door & timber-framed windows. | a b d | 18320 |
| Nicol Road BULL CREEK | House & Farm Complex; Extended house constructed of local stone with finely-detailed brickwork to openings (including voussoirs of bricks on edge over cambered arches), cgi gable roof with parallel gable roof to rear and skillion-roofed stone section to LHS, red-brick chimneys, and timber-framed openings with timber doors & timber-framed double-hung sash windows. There are two doors with fanlights to the front of the house, and a board door with timber lintel to the skillion addition, which also has cut-stone dressings. This may have been an early smithy | a b d | 18363 |
| Spring Gully Road BULL CREEK | Culvert-Cattle Arch; Stone-walled and -lined culvert including stone arch [excluding later concrete walling | a b c d | 18319 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Back Callington Road CALLINGTON | House & outbuildings, fr row of railway cottages; Walls of local stone with red-brick dressings including cambered arches over openings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Outbuildings are stone with red-brick dressings, raked cgi roofs and timber-framed opening | a b d e | 18364 |
| Back Callington Road CALLINGTON | Springbank homestead; Early cottage, barn, stables, rainwater tank and outbuildings: all walls constructed of local stone with brick quoins, gable and lean-to cgi roof forms, timber-framed openings with timber doors, excluding 1940's dwelling | a b d | 18333 |
| 11 Callington Road CALLINGTON | Bremer Mine - chimney, engine house & ruins; Stone ruins including all surviving stonework, and some timber frames to openings, timber lintels and timber detailing | a b c d e f | 18365 |
| Hannam Street CALLINGTON | Miners Row Cottages & ruined outbuilding; [Rendered] stone walls with parapet gables and bricks-on-end flat arches over some openings, cgi gable and skillion roofs, substantial stone and red-brick chimneys & timber-framed openings with timber doors and windows. The outbuilding - neighbouring ruin is constructed of local stone with stone and some brick dressings | a b d f | 18366 |
| 39 Hannam Street CALLINGTON | Rivers Cottage, stone walls, cellar & bakers oven; Walls constructed of local stone with red-brick dressings, cgi gable roofs with skillion section to rear of house, timber-framed openings with timber doors & timber-framed casement and double-hung sash windows, red-brick chimneys, and cgi verandah with timber posts. House has attached bake-house. Other significant structures include stone cellar with cgi gable roof and timber-framed openings, stone barn and stone walls | a b d | 18367 |
| 2-4 Montefiore Street CALLINGTON | Callington Hotel, former stable, outbuilding, outbuildings & walls; [Rendered and painted] stone walls with rendered dressings and parapets, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows & red-brick chimneys (excluding corner section of hotel). Stone boundary walls including curved wall. | a c d f | 18368 |
| 5 Montefiore Street CALLINGTON | Barn, Neptune Depot, fr Jaensch garage; Stone walls with stone dressings, hipped cgi roof and timber-framed openings | a c d | 18329 |
| 5 Montefiore Street CALLINGTON | Cottage, fr miners cottage; Walls constructed of local stone with stone dressings, cgi-clad timber-shingle gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows [front windows replaced], red-brick chimney, and raked cgi verandah with timber posts | a b d | 18369 |
| 6 Montefiore Street CALLINGTON | Shop, fr Gehrikes Butcher; Walls constructed of local stone with rendered dressings, parallel hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi verandah with timber posts | a c d | 18370 |
| 9 Montefiore Street CALLINGTON | Shop, residence & stables (MacKay); Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi verandah with timber posts. Stable has stone walls, cgi roof and timber-framed openings. | a c d | 18371 |
| 10-12 Montefiore Street CALLINGTON | House(Rainsford), fr shop & residence, fr bank; Walls constructed of [painted] local stone with red-brick dressings including coursing to ornamental parapet gable with flanking pillars, hipped cgi roof, timber-framed openings with timber doors, and timber-framed windows including shop windows, red-brick chimneys, and cgi concave verandah with timber posts and timber detailing | a c d | 18372 |
| 11 Montefiore Street CALLINGTON | fr Miners cottage & fr bank; Walls constructed of [rendered] local stone, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows (some modernised), [rendered] red-brick chimneys, and later cgi concave verandah with timber posts | a c d | 18373 |
| 14 Montefiore Street CALLINGTON | fr Phillips store & residence, cellar, barn & walls; Store Walls constructed of stone, red brick dressing and hipped cgi roof, timber lintels and hipped cgi roof. Features include timber-framed openings and a stone chimney. Limestone boundary wall connecting to the mid-19th-century section at the rear of the 1898 shop.; an early section to rear with timber lintels and timber-framed openings, shop windows to front, timber-framed openings to front, and a concave cgi verandah with timber posts. Rear store room stone building with cgi gable roof and timber-framed openings. Stone with a cgi gable roof and timber-framed openings. | a d e | 18374 |
| 19 Montefiore Street CALLINGTON | House, former bakery & residence (Marshman); Walls constructed of [painted] local stone with red-brick dressings including coursing and parapet gable, hipped (shop) and gable (residence) cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi verandahs with timber posts | a c d | 18375 |
| 21 Montefiore Street CALLINGTON | House; Walls constructed of [painted] local stone with red-brick dressings, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed windows, redbrick chimneys, and cgi verandah with timber posts. | a b d | 18376 |
| 22 Murray Street CALLINGTON | St Peter's Lutheran Church; Rendered] stone church building with parapet, some coursing and projecting dressings, cruciform plan, cgi gable roofs with central spired cupola, stone coped parapet to entrance end with similar porch, lancet windows including blind lancet around name stone, timber-framed openings including timber doors and windows, and 'S'-braces | a b c d f | 18322 |
| 24-26 Murray Street CALLINGTON | House; Whole of external form and materials of the dwelling including original double- fronted timber cottage and early brick addition of projecting gable form. The bricked-up doorway to the western side is an important feature of the structure | a c | 18323 |
| 27 Murray Street CALLINGTON | Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys including bake-oven and chimney to rear, and cgi o-gee verandah with timber posts and cast-iron brackets [excluding infill and side additions] | a b d | 18324 |
| 29 Murray Street CALLINGTON | Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped [tile-profile zincalume] roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys including bake-oven and chimney to rear, and cgi verandah with timber posts | a b d | 18325 |
| 34-36 Murray Street CALLINGTON | Garage, fr Tavistock Hotel (1859-8); [Rendered] building with some surviving original stonework, original timber lintels, some timber detailing including to openings and cgi gable roof. [20th-century parapeted facade is not included in the significant fabric]. | a c | 18326 |
| 41 Murray Street CALLINGTON | House, fr Primitive Methodist Chapel & remnant to rear; Walls constructed of [painted] local sandstone rubble with rendered dressings with parapet gables and belfry to front, cgi gable roof to church and porch, large skillion-roofed stone vestry to rear, timber-framed openings with timber doors & timber-framed multi-paned lancets [some windows have been replaced], and stone porch to front. Also detached remains of stone walls to rear. Incl. walls constructed of local limestone with red brick quoins, hipped corrugated steel sheet roof, timber framed openings | a b c d f | 18327 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 23-29 North Terrace CALLINGTON | Primary School; Walls constructed of local stone with red-brick dressings; cgi gable roof with timber detailing to gable including decorative bracing, spandrels and finial (school); hipped cgi roof (fr residence) with skillion section to rear; timber-framed openings with timber doors & timber-framed windows; red-brick chimneys; and cgi verandahs with timber posts | a c d | 18328 |
| 36 North Terrace (Lot 248) CALLINGTON | Cottage, fr Spinks cottage & tank; Walls constructed of local stone with stone dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, stone and red-brick chimney, and later cgi verandah with timber posts. Also large stone-walled water-tank to rear | a b d | 18330 |
| Princes Highway CALLINGTON | Station master's cottage & water tower; Rendered] stone and brick walls, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi verandah with timber posts. Water tower is an early-20th-century concrete structure | a d e | 18331 |
| Eclair Mine Road CALLINGTON | Staughton Village; Two cottages and shearing shed constructed of local stone rubble with stone dressings, hipped cgi roof, timber-framed openings with timber doors, and substantial stone chimneys. The fomers village layout and setting include dry stone walling, stone ruins and a nearby cemetery. | a b d | 24138 |
| 3-9 Bower Street DAWESLEY | House, fr Creamery; Walls constructed of local stone with some local 'slag-brick' dressings (generated by copper smelters) with upper-window cambered-arch dressings of Watts' bricks, a pyramidal roof [excluding later zincalume tile-profile cladding], timber-framed openings with timber doors & timber-framed windows, and projecting stone and slag-brick chimney with Watt's-brick stack | a b c d | 18334 |
| 4-6 Bower Street DAWESLEY | House, fr Bacon Factory; Walls constructed of local stone with local 'Watts'-brick dressings, cgi gable roof with skillion section to side, timber-framed openings including rounded arch over loft window, multi-paned dormer windows, timber doors & timber-framed windows | a b c d | 18335 |
| 2-4 Donald Street DAWESLEY | House, fr Dawesley School; Walls constructed of [rendered] local stone with brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and [rendered] red-brick chimneys | a c | 18336 |
| 12 Donald Street DAWESLEY | House, fr cheese factory office; Walls constructed of [painted] local stone with cgi gable roof with skillion section and hipped-roofed building to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi bull-nose verandah with timber posts | a b d | 18337 |
| 4 Hawthorn Street DAWESLEY | Cottage; Walls constructed of [rendered] local stone, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, brick chimneys, and continuous cgi verandah with timber posts | a b d | 18340 |
| Jury Road DAWESLEY | Doiran Park - house; House has walls constructed of local stone with [rendered] dressings, cgi gable roofs with skillion sections to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys [some painted]. | a b d | 18341 |
| Princes Highway DAWESLEY | House, fr Native Valley Wesleyan Chapel; Walls constructed of local stone with substantial pink-stone blocks used for dressings and a later red-brick-brick 'chancel', cgi gable roof with hip to 'chancel', timber-framed openings with timber doors & timber-framed lancet windows | a b c d | 18342 |
| Princes Highway DAWESLEY | The Brae, fr copper smelters - house, barns & stone tank; House & attached outbuilding, large barn (barn1), long barn (barn2) and separate outbuilding, and stone tank. Walls constructed of blocks of local stone including some use of 'cinder-blocks' and Watt's bricks, cgi gable roof, barn1 with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and brick chimney to office. Stone tank is circular and constructed of local stone | a b c d e f | 18344 |
| 2 Princes Highway DAWESLEY | Post office & residence, cnr Smyth Rd; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to side and parapet front-facing gable with Watts'-brick coping, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi bull-nose verandahs with timber posts | a c d f | 18343 |
| Sawpit Gully Road DAWESLEY | Barn, SE of Harrogate Rd; Large barn constructed of local stone with cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows | a b d f | 18345 |
| 1-3 Adelaide Road (cr High) ECHUNGA | fr Institute; Walls constructed of [painted] local stone with rendered dressings including half-round arches over front-facing openings and parapet with moulded coursing, cgi gable roof with hip section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows. [Significant fabric does not include inappropriate 20th-century facade, modern parapet, verandah and coverings to front and sides] | a c f | 18346 |
| 2-4 Adelaide Road ECHUNGA | Post office; Whole form and fabric of the original four-roomed residence and office, including small enclosed entry porch to western end and remnant letter slots with self-closing flaps | a c | 18714 |
| 7 Adelaide Road ECHUNGA | fr Coaching Station; Buildings constructed of coursed local stone with stone and red-brick dressings, parapet walls to stable and coach station, with the latter having a rare curved roofline and projecting coping. Hipped and skillion cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, rendered red-brick chimneys, and cgi verandahs with timber posts | a b c d e f | 18347 |
| 8-10 Adelaide Road ECHUNGA | Shop & residence; Timber-framed building with pressed-metal cladding, hipped cgi roof with gablets, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts | a c | 18348 |
| 12 Adelaide Road ECHUNGA | General Store; External walls supporting the main roof, stepped parapet frontage and shopfront, excluding visible side additions | a c | 18715 |
| 13 Adelaide Road ECHUNGA | Shop, Echunga Deli; Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and later cgi verandah with timber posts [excluding 20th-century additions) | a c | 18349 |
| 14 Adelaide Road ECHUNGA | House; Walls constructed of coursed blocks of local stone with continued stonework to corners and red-brick dressings around windows. Also a [Colorbond] gable roof with skillion section to rear redesigned and rebuilt incorporating the original chimney , timber-framed openings with timber doors & timber-framed double-hung sash windows, stone chimney, and iron ties, curved metal sun-hoods with braces over windows. Excludes porch and fence. | a b c d | 18350 |
| 32 Adelaide Road ECHUNGA | Echunga Uniting Church fr new Church; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed lancet windows, red-brick buttresses with capping, and timber detailing to gable ends. | a c d f | 18351 |
| Aldgate-Strathalbyn Road ECHUNGA | Echunga Cemetery & surrounds; Cemetery: late-19th and early-20th-century gravestones including grave surrounds. Cemetery 'surrounds' consisting of significant woodland including indigenous trees and understoreys | a c d e g | 18353 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Angus Road (cr Church Hill Rd) ECHUNGA | Hagen Arms Hotel; Walls constructed of local stone with [rendered] red-brick dressings, surviving brick parapets, cgi roof, timber-framed openings with timber doors & timber-framed windows, & red-brick chimneys. [The 1928 roof structure with its gable and continuous verandah-line detracts from the 1857 character of the building] | a c d f | 18354 |
| 6 Church Hill Road ECHUNGA | House & Outbuildings, fr Police Station, cells & stables; Walls constructed of local stone with stone and red-brick dressings (including some particularly-fine brickwork over cambered arches) and some parapets with coping atop upper skillion walls, hipped cgi roof with skillion section to rear (police station) and cgi skillion roofs to cells and stables, timber-framed openings with timber doors & timber-framed double-hung sash windows with some reinforced fanlights, red-brick chimneys, and cgi verandah with timber posts | a c d e f | 18357 |
| 19 Church Hill Road ECHUNGA | House & Outbuildings, fr School & house; School: walls constructed of local stone with stone plinth, red-brick dressings [rendered to sides], cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows. House: walls constructed of local stone with [rendered] red-brick dressings and projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and hipped concave cgi verandah with timber posts | a c d f | 18358 |
| 21 Church Hill Road ECHUNGA | St Mary's Anglican Church & cemetery; Church has walls constructed of [rendered] local stone with cgi gable roof with gabled porch to front, timber-framed openings with pointed arches above with timber doors (double doors to front) & timber-framed lancet windows with coloured mullion glass, rendered buttresses and cross and belfry at top of porch gable. Cemetery includes various stone headstones (including marble) and stone and concrete grave surrounds | a c d e f | 18359 |
| Echunga Road ECHUNGA | War Memorial Garden inc. memorials, pioneer memorial tree; and public park containing mature deciduous trees and conifers, lawns and hedges, and featuring a monument comprising an obelisk constructed of Macclesfield marble | a | 18722 |
| Echunga Road ECHUNGA | Cottage; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with molded coursing to top, and later cgi verandah with timber posts | a d | 18486 |
| Echunga Road ECHUNGA | Echunga Primary School; Walls constructed of red bricks with half-hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and projecting red-brick chimneys | a c | 18360 |
| Echunga Road ECHUNGA | Cottage & fr miner's hut (989154; Miner's cottage: timber-framed with wattle-and-daub infill panels and some later cgi cladding, deteriorating hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and substantial stone chimney with red-brick stack. House is timber-framed with cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and later cgi verandah with timber posts | a b d | 18361 |
| 1 Marianna Street ECHUNGA | House; [Rendered walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and a concave cgi return verandah with timber posts | a d | 18487 |
| Aldgate-Strathalbyn Road FLAXLEY | Carfax - house; Original 1840s building consists of three-roomed building to front with [rendered] freestone walls and timber-framed openings. 1926 fabric includes later [rendered] walls with timber-framed openings with timber doors & timber-framed double-hung sash windows, cgi roof and unusual circular chimneys built of 'hollow stone drums' [Stark]. | a b e | 18490 |
| Aldgate-Strathalbyn Road FLAXLEY | Davenport Cemetery; Cemetery clearing amongst stand of substantial eucalypts, including some remaining headstones and grave surrounds. | a b c e | 18494 |
| Aldgate-Strathalbyn Road FLAXLEY | Flaxley Uniting Church, fr Methodist; Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches above, and a gable-roofed porch with date-stone above | a c d | 18496 |
| Aldgate-Strathalbyn Road FLAXLEY | House, fr Flaxley PO; [Rendered] stone and brick walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimney [excluding later verandah]. | a d e | 18495 |
| Monmouth Farm Road FLAXLEY | Monmouth Farm; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys | a d e | 18491 |
| Aldgate-Strathalbyn Road HAHNDORF | House, fr Biggs Flat-Echunga Goldfields School; Walls of roughly squared, random-coursed, dressed sandstone with red-brick dressings & chimneys, stone parapet, hipped cgi roof, and timber-framed openings with timber doors and windows. | a c | 16250 |
| 59 Auricht Road HAHNDORF | Fr Lubasch House, kitchen, bake-oven & wisteria; Three associated separate buildings constructed of local rubble stone [part rendered] with cgi gable roofs [front building hipped at one end], timber-framed openings with timber doors & timber-framed casement windows, corbelled bake-oven with smokehouse, and red-brick chimneys. Also, early wisteria plant. | a b d e g | 18497 |
| 21 Church Street HAHNDORF | fr Strempel House; Walls constructed of local stone with red-brick dressings including coursing, hipped roof [excluding tile-profile zincalume cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed casement (side) and double-hung sash (front) windows, red-brick chimneys, and hipped verandah with timber posts [excluding cladding and infill]. | a e | 18500 |
| 24 Church Street HAHNDORF | St Michael's Lutheran School; Walls constructed of local stone with projecting rendered red-brick dressings, cgi hipped-gable roof with hipped addition, and timber-framed openings with timber doors & timber-framed windows | a c | 18498 |
| 35 Church Street HAHNDORF | House; Walls constructed of local stone with red-brick dressings, hipped cgi roof with timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts | a d | 18377 |
| 37 Church Street HAHNDORF | House; [Rendered] walls with cgi gable roof with hipped roof to first stage and gable roof to later stage with skillion section to rear, timber-framed openings with two sets of timber doors facing street and timber-framed windows, [rendered] red-brick chimneys, and cgi verandah with substantial timber posts | a b c d | 18378 |
| 39 Church Street HAHNDORF | House; [Rendered] walls with cgi gable roof with hipped section to LHS end and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [rendered] red-brick chimneys, and cgi verandah with timber posts | a d | 18379 |
| Echunga Road HAHNDORF | Hahndorf Cemetery; Large public cemetery including marble and stone monuments, headstones, brick and concrete grave surrounds and some metal railing | c e | 18380 |
| 16 English Street HAHNDORF | St Paul's Anglican Church; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear and gable-roofed porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and iron cross atop front gable | a b c d f | 18381 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Mt Barker Road HAHNDORF | Sacred oak, Hahndorf Nursing Home; Located alongside the creek and near the Hahndorf Nursing Home drive, the 'sacred oak' is a mature spreading oak tree (Quercus robur) | a c e g | 18382 |
| 119 Mt Barker Road HAHNDORF | House; Timber-framed house with board cladding, cgi roof with front-facing gables,timber-framed openings with timber doors & timber-framed part multi-paned double-hung sash windows, timber shutters and raised decking with timber railings. | a d | 18383 |
| Pain Road HAHNDORF | Cottage & slab barn; Cottage has [rendered] walls with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimney [excluding later verandah]. Small barn is timber-framed with vertical slab cladding, cgi gable roof and timber-framed openings with timber doors & timber-framed multi-paned window | a b d | 18385 |
| River Road HAHNDORF | Willow cottage, fr Wittwer house; Walls constructed of local stone with red-brick dressings, hipped cgi xx gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement - double-hung sash windows, red-brick chimneys with coursing to top, and cgi verandah with timber posts | a b d e | 18386 |
| 24 Victoria Street HAHNDORF | Dueball's house; Walls constructed of coursed local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows [excluding later enlarged front windows], and red-brick chimneys | a d | 18388 |
| Windsor Avenue HAHNDORF | House & cottage; House: [rendered] walls with half-hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement [some replaced with louvres], red-brick chimneys, and raked cgi verandah with timber posts to front and back. Cottage: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18391 |
| Windsor Avenue cnr Windsor & Schroeder Ave HAHNDORF | Mooney farmhouse, barn, shed & slab outbuilding; Farmhouse: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts. Barn & shed: timber frames including saplings & branches, cgi cladding and gable roofs. Timber-slab shed: timber frame, timber-slab cladding and cgi skillion roof | a b d | 18390 |
| Windsor Avenue HAHNDORF | Avenue of English Oaks; Avenue of mature oak trees | a c d e f g | 18389 |
| 5 Windsor Avenue HAHNDORF | Louise Flierl Mission Museum, fr St Paul's Chruch; [Rendered] walls constructed of local stone including cambered arch over front double doors, with cgi gable roof with gable section to rear, timber-framed openings with timber doors & wide timber-framed lancets | a b c d | 18392 |
| Church Road HARROGATE | House, former Bible Christian Chapel; Walls constructed of dark local stone [painted at front] with cut-stone flat-arch voussoirs above openings, cgi gable roof with gable porch to front, and timber-framed openings with timber doors & timber-framed windows | a c d | 18407 |
| Harrogate Road HARROGATE | Onaunga Farmhouse; Walls constructed of local stone with sand-stone dressings hipped cgi roofs, timber-framed openings, timber doors & timber-framed double-hung sash windows, and red-brick chimneys. | a d | 18409 |
| Harrogate Road HARROGATE | Harrogate Cemetery; Large open clearing with dozens of stone (mostly marble) gravestones, and some early cast-iron railings, some with low walls or plinths | a c d e | 18408 |
| Mail Road HARROGATE | Community Hall; Walls constructed of local stone with stone dressings, cgi gable roof with timber bargeboards, and timber-framed openings with timber doors & timber-framed double-hung sash windows | a c d | 18411 |
| 32 Mail Road HARROGATE | Bremer Cottage (former post office & residence & stable; Former post office & residence: walls constructed of local stone with a hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts. Stable - barn: walls constructed of local stone with a cgi gable roof with skillion section to rear and timber-framed openings | a b c d | 18410 |
| Pce 96 & 97 Mill Road HARROGATE | Springfield - house, cottage, barns & tank; House: walls constructed of local stone with red-brick dressings, gable-vented hipped cgi roof with gabled section (kitchen) to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts. Cottage: walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows. Barns & sheds: walls constructed of local stone with some local-brick dressings, cgi gable roofs, some with skillion sections, and timber-framed openings. Also some timber-framed structures with cgi cladding. Tank: stone tank with cgi roof | a b d f | 18418 |
| Snake Gully Road HARROGATE | Stone farm buildings; Both barns are constructed of local stone with cgi gable roofs, and timber-framed openings with timber doors | a b d | 18412 |
| Snake Gully Road HARROGATE | Burnbrae - house, barn & walls; House with attached original cottage: walls constructed of local stone with parapet gables to original cottage and brick dressings to later house, hipped cgi roof to house and cgi gable to cottage, timber-framed openings with timber doors and timber-framed windows including double-hung sashes to house, red-brick chimneys with coursing to top (house) and stone chimney (original cottage), and hipped concave cgi verandah with timber posts (house), also raked cgi verandah with timber posts to cottage. Barn: walls constructed of local stone with timber lintels, cgi gable roof, and surviving timber detailing, including to openings. Walls: Early dry-stone walling alongside field fencing | a b d | 18433 |
| Tungkillo Road HARROGATE | Appleton Cottage (including bakehouse); [Rendered] walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including casements, red-brick chimneys including chimney to bake-oven, and later continuous raked cgi verandah with timber posts | a b d | 18413 |
| 1 Woodside Road HAY VALLEY | Stone pumpshaft in railway dam; Pumpshaft constructed of concrete and local stone, partially submerged within dam | a b c d e | 18677 |
| Bassham Road JUPITER CREEK | Woodlands; House: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi return bull-nose verandah with timber posts. Barn is constructed of rendered masonry with a steeply-pitched red-painted hipped cgi roof and timber-framed openings | a b d e | 18355 |
| Brookman Road Cnr Brookman Rd & Harvey Rds JUPITER CREEK | Foresters House, Kuitpo Headquarters; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and cgi bull-nose return verandah with timber posts | a b c e | 18434 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Concannon Road /Sand Road JUPITER CREEK | House, fr Hack's house; Stone walls including stone dressings, timber-framed openings, roof timbers and cgi cladding, and some remnant timber windows and doors. Also recovered original stones in nearby piles. | a b e g | 18488 |
| Harper Road KANGARILLA | Old Hillyfields' farm complex; House 1: walls constructed of coursed local stone with punched dressed stone block quoins, a hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts. House 2 - servant's quarters: walls constructed of local stone with punched dressed stone block quoins, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandah with timber posts. Cottage: walls constructed of coursed local stone with red-brick dressings including cambered arches over openings, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, [and remains of a later cgi verandah with timber posts.] Stable with attached residence: walls constructed of local stone with red-brick dressings, cgi gable roof, red-brick chimney and some timber detailing. Hay-shed: substantial timber-framed building with trunk posts and structural beams, stone walls to lower section, and cgi gable roof. | a b d | 18519 |
| Cook Street KANMANTOO | House, fr Wesleyan Methodist Church; Walls constructed of local stone with parapet gable surmounted by base of red-brick belfry. Walls have red-brick dressings including voussoirs over arched openings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches | a b c d | 18414 |
| Lot 10 Government Road KANMANTOO | Farm Complex (Gehriches); Stone walls with cut stone dressings including some parapet gables, cgi gable roofs with skillion section to rear (house), timber-framed openings with timber doors & surviving timber-framed windows, red-brick chimneys, and cgi verandah with timber posts | a b d e | 18416 |
| Military Road KANMANTOO | Mills Well barn, fr native Valley coach station, fr creamery; Walls constructed of local stone with red-brick dressings including cambered arches over openings, [Colorbond] gable roof, timber-framed openings with timber doors & timber-framed windows | a b c d f | 18417 |
| Mine Road (off) KANMANTOO | Cottage, fr Miners' Cottage; Walls constructed of local stone with parapet gable with red-brick coping, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & multi-paned timber-framed double-hung sash windows, and red-brick chimneys with coursing to top | a b d e | 18419 |
| Mine Road (off) KANMANTOO | Cottage, hut & dairy; House: walls constructed of local stone with parapet gable and cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts. Hut: timber-framed with timber weatherboard cladding, cgi gable roof with timber-framed openings, timber doors & timber-framed windows, and bull-nose cgi verandah with timber posts. Dairy: walls constructed of local bricks with some weatherboard cladding to gable end, cgi gable roof and timber-framed openings | a b d | 18420 |
| Nursery Road KANMANTOO | Nursery cottage; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top | a d | 18421 |
| Nursery Road KANMANTOO | fr St Thomas' Catholic Church, outbuilding & stone wall; Walls constructed of random coursed local stone with red-brick dressings, cgi gable roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed lancet windows. Also stone outbuilding with cgi roof and timber-framed openings, and stone boundary wall | a c d | 18422 |
| Plantation Road KANMANTOO | Crofton-house & farm buildings (hair); 19th-century buildings all have walls constructed of local stone with some timber lintels, cgi roofs, timber-framed openings. Also original timber detailing including timber sections to barns and early cottage. Also stone threshing floor. | a b d e | 18423 |
| Princes Highway KANMANTOO | Curved stone wall; Wall constructed of local stone along a shallow curve near creek | a b c | 18424 |
| Princes Highway KANMANTOO | House, fr Blacksmith's house; [Rendered] walls constructed of local stone with parapet gables, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18425 |
| Princes Highway KANMANTOO | Kanmantoo PO & Store, fr Kanmantoo Hotel & coach station; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a c d | 18426 |
| Princes Highway KANMANTOO | Kanmantoo Hall, fr school & PM Church; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top | a c d | 18427 |
| Princes Highway KANMANTOO | House, fr Black Dog Inn; [Painted/rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & several timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah , excluding later verandah post modifications. | a c d | 18428 |
| Princes Highway KANMANTOO | Copper Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked hipped cgi verandah with timber posts | a d | 18429 |
| Princes Highway KANMANTOO | Peppertree Lodge, barn & walls, fr Simcocks Store; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows | a b c d e | 18430 |
| Princes Highway KANMANTOO | House & Restaurant, fr Britannia Hotel; [Painted] walls constructed of local stone including brick-detailed parapet to former shop, hipped cgi roofs with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] chimneys with coursing to top, and cgi verandahs with timber posts | a c d | 18431 |
| Alston Road LITTLEHAMPTON | Acorn Cottage; Stone walls with painted dressings, painted red-brick chimney, cgi gable roof, timber-framed openings with timber doors and casement windows. | a b d | 18302 |
| 32 Baker Street LITTLEHAMPTON | Original School Building, Catherine Farcett Hall, Littlehampton Primary School; Walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi return verandah with timber posts. | a c e | 18435 |
| Childs Road LITTLEHAMPTON | Littlehampton Bricks; Walls and chimneys constructed of local bricks, also metal bracing and surviving timber detailing and cgi roofing. 2 vaulted brick kilns, 3 gable roof structure over kilns (form only, not fabric) and 5 brick chimneys associated with kilns. | a c d e f | 18436 |
| Fulford Terrace LITTLEHAMPTON | St James School & Glebe Land; Stone walls with cut-stone dressings including lancet voussoirs around openings, cgi gable roof, and surviving timber-frames to openings, surviving timber detailing, and metal ties & braces - open space setting of original Glebe land. | a c d f | 18305 |

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|---|---|---|---|
| Nitschke Road LITTLEHAMPTON | Faversham, house & barn; Stone cottage with cut-stone dressings, cgi gable roof continuing to raked verandah on timber posts and skillion-roofed stone extension to rear, [painted] red-brick chimneys, timber-framed openings with timber doors & timber-framed multi-paned casement windows. Three-level barn-dairy has stone walls with red-brick dressings and free-stone extension, timber lintels over openings, cgi gable roof with skillion to extension, timber-framed openings including timber door and loft window, and timber detailing including stairs to entrance and bargeboards. | a d | 18439 |
| Lot 23 Nitschke Road LITTLEHAMPTON | Glen View, original house, stable & farm buildings; Stone walls with timber lintels & red-brick dressings, cgi hipped and gable roofs, timber-framed openings with timber doors & timber-framed windows (including dormers), redbrick chimneys, stone cellar beneath early cottage, and cgi verandah with timber posts. Excludes recent joinery | a b d | 18438 |
| Lot 7 Nitschke Road LITTLEHAMPTON | Liebelt Farmhouse & barns; House: walls constructed of local freestone rubble with stone voussoirs over front openings and timber lintels over side ones, also stone slab sills, steeply-pitched half-hipped cgi-covered timber-shingle roof with skillion section to rear, timber-framed openings with timber doors & multi-paned casements, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Barns: walls constructed of local freestone rubble with cgi gable roofs, timber-framed openings with timber doors & windows. Tree: substantial river red gum with openings at ground level. | a b c d e f g | 18437 |
| Lot 51 Norris Road LITTLEHAMPTON | Dotheboy's Hall; All facades roof and walls supporting the roof. | a d e | 16220 |
| Princes Highway LITTLEHAMPTON | Anembo Park; Large community park including a number of substantial mature river red gums | a c d g | 18442 |
| 1 Princes Highway LITTLEHAMPTON | Rosebank, brick house; Walls constructed of local bricks with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi verandah with timber posts | a d | 18440 |
| 2 Princes Highway LITTLEHAMPTON | House & outbuildings, fr bakery; [Painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Also stone ruins and walls to rea | a b c d | 18441 |
| 13 Princes Highway LITTLEHAMPTON | Cottage, fr Daly's Cottage (brick with circular chimneys); Walls constructed of local red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casements, circular red-brick chimney, and raked cgi verandah with timber posts | a d | 18444 |
| 15 Princes Highway LITTLEHAMPTON | Cottage, former school (brick with slate roof); Walls constructed of locally-manufactured bricks with a hipped slate roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top | a c d | 18445 |
| 25 Princes Highway LITTLEHAMPTON | Cottage (German); [Rendered] walls with steeply-pitched hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and raked cgi verandah with timber posts | a d | 18446 |
| 31 Princes Highway LITTLEHAMPTON | House, fr General Store; [Painted] walls constructed of local bricks, hipped cgi roof, timber-framed openings with timber doors timber-framed windows, and cgi verandah with timber posts | a c d | 18447 |
| 32 Princes Highway LITTLEHAMPTON | House, fr church & school; Walls constructed of local stone with stone dressings including voussoirs over half-round windows, also some brick walls to later sections, cgi gable roof with gabled section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows with half-round arches, red-brick chimneys with coursing to top, and later bull-nose return cgi verandah with timber posts | a c d | 18448 |
| 38 Princes Highway LITTLEHAMPTON | Cottage (stone); Walls constructed of local stone with parapet gable and [some rendering], gable roofs [excluding zincalume tile-profile cladding], timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah to recessed section of residence [excluding zincalume tile-profile cladding]. | a d | 18450 |
| 58 Princes Highway LITTLEHAMPTON | Church (fr Wesleyan); Walls constructed of local stone with some rendered detailing including parapet gable surmounted by belfry, cgi gable roof with gable porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and date-stone above porch | a c d f | 18452 |
| 68 Princes Highway LITTLEHAMPTON | House, Wycken Rise (slate roof); Walls constructed of local stone with hipped slate roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts. | a d | 18453 |
| 70 Princes Highway LITTLEHAMPTON | Shop & attached res, fr Coppin's store; Walls constructed of local stone with rendered projecting local-brick dressings including cambered arches over openings and two-storey parapet, hipped and gabled cgi roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows, red-brick chimneys with coursing to top, and concave return cgi verandah with timber posts | a c d f | 18454 |
| 71-73 Princes Highway LITTLEHAMPTON | Great Eastern Hotel; [Rendered] walls with cgi gable roof, and timber-framed openings with timber doors & timber-framed windows | a c f | 18455 |
| 75 Princes Highway LITTLEHAMPTON | Peace Memorial Institute; Walls constructed of local stone with red-brick, stone and rendered dressings and detailing, and parapet facade, hipped and gabled tile roof, timber-framed openings with timber doors & timber-framed windows, and stone chimney | a c f | 18456 |
| 84 Princes Highway LITTLEHAMPTON | House; Walls constructed of local stone with hipped cgi roof to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandah with timber posts | a d | 18457 |
| 85 Princes Highway LITTLEHAMPTON | Fmr Dwelling (now shop; External form and materials of the symmetrical fronted cottage. | a f | 18750 |
| 102 Princes Highway LITTLEHAMPTON | House; Whole of the external form and materials of the symmetrical cottage and its generous allotment setting. | a d | 18754 |
| 106 Princes Highway LITTLEHAMPTON | House; Whole of the external form and materials of the symmetrical cottage. Including hedged substantial garden setting, excluding rear additions and outbuildings | a | 18755 |
| 108 Princes Highway LITTLEHAMPTON | House (Tudor); Whole of the external form and materials of the Tudor bungalow, including hedged substantial garden setting, excluding rear additions and outbuildings. | a d | 18756 |
| 16 West Terrace LITTLEHAMPTON | House, Varykino, pioneer house; Walls constructed of local stone with pointed render and projecting rendered dressings, hipped cgi roof, timber-framed openings with timber doors & multi-paned French doors and timber-framed windows, [rendered] red-brick chimneys with coursing to top, and cgi verandah with timber posts | a b d | 18458 |
| 10 William Street LITTLEHAMPTON | Coppin's Bush Flora Reserve; Block of land of 0.75 hectares bordered by West Terrace, Fulford Terrace, William Street & Darnley Street. Reserve comprises mature indigenous eucalypts with understorey plants including native wildflowers: acacias, grevilleas & banksias, etc. | a c d e f g | 18459 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Wynyard Avenue LITTLEHAMPTON | House, Wynyard; Walls of local freestone with rendered and painted moulded dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, bay windows, red-brick chimneys, and cgi concave return verandah with posts, brackets and railings. | a d e | 18460 |
| Bugle Range Road MACCLESFIELD | Bakers Cottage; [Painted] cottage with hipped cgi roof, [painted] chimneys, timber-framed openings with timber doors and windows | a d | 18462 |
| 13 Cunliffe Street MACCLESFIELD | Cottage; Walls constructed of local stone with a cgi roof, timber framed openings with timber doors and timber framed casement windows (excluding modern verandah). | a d | 18464 |
| 19 Cunliffe Street MACCLESFIELD | House (fr Church Meeting place); Walls constructed of local freestone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors, timber sills & multi-paned casement windows, [painted] red-brick chimneys. [Significant fabric excludes later verandah & infill] | a d | 18466 |
| 16 Devereux Street MACCLESFIELD | Anglican Cemetery & site of original church; Allotment comprising a number of grave sites with grave markers, gravestones and surrounds, including marble and stone headstones, concrete and stone surrounds, and cast-iron railings | a c e | 18467 |
| Gemmells Road MACCLESFIELD | Roadside vegetation adj fr Aboriginal Reserve; Natural avenue of mature indigenous eucalypt on either side of Gemmells Road and adjacent former Aboriginal Reserve | a d g | 18468 |
| 1 Lemar Close MACCLESFIELD | Chapel, fr Congregational Chapel; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing. | a b c d e f | 18478 |
| 5 Luck Street MACCLESFIELD | House & fr storeroom; [Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi verandah with timber posts. | a d | 18469 |
| 7 Luck Street MACCLESFIELD | House & fr Robinsons Smithy, Tonkin's Store; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and concave cgi verandah with timber posts, balustrade, decking and steps | a b c d e | 18470 |
| 9 Luck Street MACCLESFIELD | House, fr Shoemaker's shop and residence; Walls constructed of coursed local stone with stone plinth and cellar, tooled block dressings, cgi gable roof with skillion section to rear and curved crest, timber-framed openings with timber doors & timber-framed multi-panel double-hung sash windows, one stone and one red-brick chimney, both with coursing to top, and hipped concave cgi verandah with chimney posts. | a b c d | 18471 |
| 22-24 Luck Street MACCLESFIELD | Catholic Church of St James the Less; Walls constructed of coursed local stone with rendered dressings, buttresses and plinth, cgi gable roof with skillion section to rear with crosses mounted at each gable summit, timber-framed openings with timber doors & timber-framed lancet windows | a c d e f | 18472 |
| 28 Luck Street MACCLESFIELD | Cottage; ID 784[Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi verandah with timber posts. | a d | 18473 |
| Lot 1 Meadows Road MACCLESFIELD | Marble House & Ruins; Walls constructed of coursed blocks of local marble with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and a convex cgi return verandah with timber posts. Also stone ruins. | a d | 18474 |
| 6 Parin Street MACCLESFIELD | fr Storeroom (JJ O'Malley); Walls constructed of large squared blocks of coursed local pink stone with [painted] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed, multi-paned double-hung sash windows, external stone bake-oven chimney with red-brick stack, also red-brick chimney with coursing, and raked cgi verandah with timber posts | a c d | 18475 |
| 7 Parin Street MACCLESFIELD | fr General Store (JJ O'Malley); Walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped and gabled cgi roofs, timber-framed openings with timber doors & timber-framed casements, French doors and double-hung sash windows, and red-brick chimneys with coursing to top. Also of interest: timber post & rail fencing and tree-trunk trough moved from other farm locations | a c d | 18476 |
| Penna Road MACCLESFIELD | Cemetery & Cemetery Reserve (incl. area of significant native vegetation); Cemetery clearing surrounded by strips of significant indigenous bushland including mature trees and supporting understorey. Cemetery has stone and marble gravestones, some surrounds including cast-iron and metal fencing. | a c d e g | 18477 |
| Shady Grove Road MACCLESFIELD | Farmhouse, Grove Park; Rendered walls constructed of wattle-and-daub with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, substantial external red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a d | 18479 |
| Shobbrooks Road MACCLESFIELD | Glenhurst; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. | a d e | 18493 |
| Strathalbyn Road MACCLESFIELD | Willowdene - house & slaughteryard (Yates)(including site of Watermill); Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and concave cgi verandah with timber posts. Also stone flagstones and low walls of slaughteryard. | a b d e | 18480 |
| Sturt Street MACCLESFIELD | Bridge (now footbridge); Bridge consisting of two free-standing substantial local-stone wall pillars slanting diagonally across river bed, with stone abutments to each end. (Excluding new pedestrian crossing and railings). | a c | 18481 |
| Venables Street MACCLESFIELD | Road bridge over Angas (stone); Stone arch bridge comprising blocks of local stone for embankments and tunnel, and stone voussoirs around arch | a c d | 18482 |
| 11 Venables Street MACCLESFIELD | House, fr Police Lockup, fr Jack Leonards House; Walls constructed of local stone with cut-stone dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber panelled doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a d | 18483 |
| 15 - 19 Venables Street MACCLESFIELD | Davenport Square; Public open space including trees. | a c d e f | 18484 |
| 21 Venables Street MACCLESFIELD | Yates Cottage (house & fr butchers's shop) & barn(fr smithy); House: walls constructed of [painted] local stone with some brick nogged walls, cgi gable roof with second gabled section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Former smithy: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors and window frames. | a b c d f | 18393 |

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|---|---|---|---|
| 24 Venables Street MACCLESFIELD | St John's Anglican Church (2nd Church); Walls constructed of coursed stone blocks with red-brick dressings, cgi gable roof with skillion and gabled porch, timber-framed openings with timber doors & timber-framed lancet windows | a c d f | 18394 |
| 26 Venables Street MACCLESFIELD | fr Schoolmaster's House (1898); [Painted] walls constructed of picked local stone with red-brick dressings including projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi verandah with timber posts | a | 18395 |
| 30 Venables Street MACCLESFIELD | War Memorial; Marble obelisk including plinth, projecting decorations and inscriptions | a c | 18396 |
| 30 Venables Street MACCLESFIELD | fr School, Outbuilding & oak tree; School: walls constructed of coursed blocks of local pink-stone with stone voussoirs over cambered arch-topped openings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows. WC: walls constructed of local stone with red-brick dressings and cgi skillion roof [excluding concrete block walling]. Tree: Mature oak tree to rear of school. | a b c d g | 18397 |
| 31 Venables Street MACCLESFIELD | Macclesfield Hotel & shed; Hotel: walls constructed of [painted] local stone and red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top [excluding later verandah]. Outbuilding: walls constructed of local stone with cgi gable roof and timber-framed openings | a b c d f | 18398 |
| 32 Venables Street MACCLESFIELD | General Store & residence; [Rendered] walls constructed of local stone, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows. | a c | 18399 |
| 33 Venables Street MACCLESFIELD | Institute; Walls constructed of local stone including a facade of coursed blocks of dressed freestone, stone plinth, and painted projecting Italianate detailing including moulded coursing, half-round arches with central keystones, parapet and decorative internal pediment, applied rustication, & name and date signs. Building also has a cgi gable roof, timber-framed openings with timber doors & timber-framed sash windows with half-round tops (facade), cambered-arch tops (sides) and projecting sills | a c d e f | 18400 |
| 34 Venables Street MACCLESFIELD | Mulberry Cottage & former butcher's shop (Bollmeyer, c1862); Separate shop & residence with walls constructed of [painted] local stone with hipped and gabled cgi roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandahs with timber posts. Also garage between two buildings with timber panel doors | a b c d | 18401 |
| 35 Venables Street MACCLESFIELD | fr Dancker shop & residences, Greensleeves Gallery; Stone walls of residence, cottage & shop, slate and cgi roofs, verandahs with timber posts, all timber openings including doors and windows, & original roof and ceiling to cottage | a d e f | 18402 |
| 36 Venables Street MACCLESFIELD | Post Office & residence; Walls constructed of coursed local stone with plinth, red-brick dressings, projecting string course including cambered voussoirs to sides, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, paired dentils to eaves, and raked cgi verandah with timber posts | a b c d | 18403 |
| 37 Venables Street MACCLESFIELD | fr Store, Telegraph Station & Post Office, Hartley Dixons Store; Walls constructed of coursed local stone with tooled squared blocks and parapet with mouldings to facade, hipped slate roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, stone chimneys with red-brick coursing to top, and concave cgi verandah with timber posts | a b c d e | 18404 |
| 38 Venables Street MACCLESFIELD | Brewery; All surviving walls and ruined walls constructed of local stone or stone with red-brick dressings, any surviving timber detailing & cgi roofing | a c d e | 18463 |
| 39 Venables Street MACCLESFIELD | House, fr shoemaker's shop (Richard Wallis c1861); Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and concave cgi verandah with timber posts | a b c d | 18405 |
| 40-42 Venables Street MACCLESFIELD | The Three Brothers Arms Hotel & stables(fr Davenport Arms-Goats Head Inn, 1841); Hotel: [rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and internal stone-lined well. fr stables: walls constructed of local stone with red-brick dressings, cgi roof and timber-framed openings. | a b c d e | 18406 |
| 43-45 Venables Street MACCLESFIELD | Hawthorn House, Robinson House Outbuilding and Dwelling, fr Wheelwrights Shop (Marker); External form of the building only. The external form and materials of the late Victorian symmetrical villa | a b c d | 18512 |
| 55 Venables Street MACCLESFIELD | Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and an o-gee cgi verandah with timber posts [excluding infill] | a d | 18297 |
| 62-64 Venables Street MACCLESFIELD | Cottage; Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney with coursing to top | a d | 18298 |
| Walker Street MACCLESFIELD | House (Haenke); Walls constructed of local stone with timber lintels over openings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi verandah with timber posts | a d | 18514 |
| 2 Watson Street MACCLESFIELD | Fairview - house, outbuilding & barn; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing | a b d e | 18515 |
| Yates Lane MACCLESFIELD | Lashbrook - house, barn & remains of cemetery; Stone walls with red-brick dressings, hipped cgi roof (house) and curved cgi roof (barn), timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Cemetery: surviving gravestones and railings | a d e | 18516 |
| Dashwood Gully Road MEADOWS | Fingerboard Corner Bridge; Bridge consisting of stone abutments and substantial central slanting girder constructed of coursed local stone [excluding later concrete road overpass] | a c d | 18518 |
| Mawson Road MEADOWS | War Memorial & Garden; The stone obelisk with numerous inscribed stone plaques including two-tier polished pedestal and tapered rough stone base | a f | 18779 |
| 5 Mawson Road MEADOWS | Settlers' cottage; [Rendered] walls with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a d | 18521 |
| 33 Mawson Road MEADOWS | Store & pug-holes fr bakery, Ernest Wright,builder Alexander Caldwell); [Partly-rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts. Also surviving pug holes to rear of shop and residence | a b c d | 18523 |

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|---|---|---|---|
| 50 Mawson Road MEADOWS | Shop (bakery)former Schoolmaster's residence; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts | a d | 18524 |
| 51-53 Mawson Road MEADOWS | Meadows Memorial Hall, fr SA Farmers' Union Factory; Walls constructed of red-brick with rendered detailing including banding, parapet roof, timber-framed openings and metal ventilators to roof | a c d e f | 18525 |
| 54 Mawson Road MEADOWS | fr Institute; [Painted] walls with red-brick dressings and detailing including parapet and moulded coursing, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked, hipped, cantilevered cgi window hoods with timber detailing | a c d f | 18526 |
| 54 Mawson Road MEADOWS | former Kondoparinga District Council Chambers, to rear of fr Institute; Walls constructed of coursed local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed divided double-hung sash windows, and red-brick chimney with coursing to top | a c d e | 18527 |
| 56 Mawson Road MEADOWS | St George's Anglican Church & cemetery; Walls constructed of local stone with stone buttressing and cut-stone dressings to openings, steeply-pitched cgi gable roof with gabled porch to side, timber-framed openings with timber doors & timber-framed lancets with fine detailing and coloured glass, timber barge-boards and crosses at each gable end. | a c d f | 18528 |
| 57 Mawson Road MEADOWS | House, fr Anglican Rectory; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose return verandah with timber posts | a d | 18529 |
| 65 Mawson Road MEADOWS | Butcher's shop; [Rendered] walls gabled cgi roof (shop) and gable-vented hipped roof (residence), timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top | a c | 18530 |
| 69 Mawson Road MEADOWS | General store & residence (c1950s); [Rendered] walls including detailed parapet to shop, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, and rendered chimney | a c d | 18531 |
| 71 Mawson Road MEADOWS | fr Oddfellows Hall; Walls constructed of local stone with cut-stone dressings including shaped voussoirs over cambered-arch-topped openings and some red-brick detailing to rear, cgi gable roof [excluding later timber detailing to gable], metal ties and braces, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and red-brick chimney with coursing to top | a b c d | 18532 |
| 72 Mawson Road MEADOWS | Shop & residence; Residence: walls constructed of [painted] brick with cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and a raked cgi verandah with timber posts. Shop: walls constructed of red-brick with painted & rendered bands of detailing and moulded parapet with coping, timber-framed openings with timber doors & timber-framed windows (especially original windows) [excluding late roof and verandah]. | a c d | 18533 |
| 77 Mawson Road MEADOWS | School; Walls constructed of coursed local stone with red-brick dressings and parapet to front, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top | a c d | 18534 |
| 78 Mawson Road MEADOWS | fr Shop, Post Office & School, & shed; House: Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and later cgi bull-nose verandah with timber posts. Shed: Timber-framed walls comprising substantial timbers with timber-slab and cgi cladding, and cgi gable roof | a b c d | 18535 |
| 79 Mawson Road MEADOWS | Shops(c1920s); Walls constructed of [painted] red-brick with parapet, cgi roof, timber-framed openings, especially timber-framed shop-front, timber doors & timber-framed windows, and cgi verandah with timber posts | a c d | 18536 |
| 81 Mawson Road MEADOWS | Uniting Church; The external and internal form and fabric of the 1955 church | b d | 18788 |
| 82 Mawson Road MEADOWS | House (Simpson, 1860s); [Painted] walls constructed of locally-manufactured porous red-bricks (from Potty Smith's brickworks, the pug-holes of which survive at no. 7 Mawson Rd) with some timber lintels to rear, steeply-pitched hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and casements to side, and raked cgi return verandah with timber posts. | a b d | 18537 |
| 83 Mawson Road MEADOWS | House & wall; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Also boundary wall constructed of local stone with rounded top and red-brick dressings at entry. | a d | 18538 |
| 85 Mawson Road MEADOWS | Post Office; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top | a c | 18539 |
| 86 Mawson Road MEADOWS | House, Pair of shops & residences (Murrie, Gadd, Ramsay Bros); Painted] walls constructed of local brick with brick detailing including segmental arches over openings, also brick parapet and projecting coursing and coping to single-storey shop, complex cgi roofs with several gables, timber-framed openings with timber doors & timber-framed multi-paned shop and double-hung sash windows, red-brick chimneys with coursing to top, and cgi verandahs with timber posts | a b c d f | 18540 |
| Mill Street (extension) MEADOWS | Wesleyan Methodist Cemetery; Hillside cemetery with several red-gum grave-markers with half-round tops [excluding later metal-frames and bases], stone and marble headstones, timber-picket fencing, and cast-iron railings | a b c d e | 18544 |
| 10 Mill Street MEADOWS | House (Parker); Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return verandah with timber posts | a b d | 18541 |
| 27 Mill Street cnr Flaxman St MEADOWS | House & original cottage (Luffman,gardener); Cottage: two-roomed cottage with [rendered] walls, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting rendered chimney to end wall. House: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, vented-gable hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi return verandah with timber posts | a b d | 18542 |
| 31 Mill Street MEADOWS | House(timber-frame, Haddock, Sam Smith); Timber-framed cottage with cladding of upright timber panels, hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and raked cgi verandah with timber posts | a d | 18543 |
| Adelaide Road -Pridmore Tce MOUNT BARKER | VR pillar box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap. | a d | 18545 |
| 28-30 Adelaide Road MOUNT BARKER | Cottages; All facades, verandah, roof and walls supporting the roof. | a d | 16121 |
| 40-42 Adelaide Road MOUNT BARKER | Former Primary School; Two buildings, all facades, roofs, and walls supporting the roofs. | a c d f | 16188 |

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|---|---|---|---|
| 43 Adelaide Road MOUNT BARKER | House, Oakfield (McFarlane) & Bunya Pine Tree; [Rendered] walls with hipped slate roof, timber-framed openings with timber doors & timber-framed double-hung sash windows with colonial glazing bars, [rendered] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts & railings, and cast-iron lace brackets. | a b d e f g | 18547 |
| 46 Adelaide Road MOUNT BARKER | Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16124 |
| 50 Adelaide Road MOUNT BARKER | Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16125 |
| 1 Albert Road MOUNT BARKER | Former Shop and former dwelling; The external form and materials of the former shop and former dwelling | a | 18796 |
| 4 Albert Place MOUNT BARKER | fr Store & barn (Heinrich's House); Two buildings, all facades, verandah, roofs and walls supporting the roofs. | a d e | 16126 |
| 13 Albert Road MOUNT BARKER | House; The external form and materials of the weatherboard clad cottage | d | 18801 |
| 9 Alexandrina Road MOUNT BARKER | House; External form and materials of the double fronted cottage. | a d | 18813 |
| 28 Alexandrina Road MOUNT BARKER | House; External form and materials of the double fronted cottage. | a d e | 18814 |
| 361 Bald Hills Road MOUNT BARKER and 304 Springs Road (Lot 50), MOUNT BARKER | Clearfield Farm , house, fr farmhouse & 3 barns; All facades, roof and walls supporting the roof. | a b d e | 16144 |
| 14 Benjamin Way MOUNT BARKER | Uplands House & Oaktrees; All facades, verandah, balcony, roof and walls supporting the roof - oak trees. | a d e g | 16127 |
| 41 Bollen Road MOUNT BARKER and Road Reserve (abutting 57 Bollen Road, MOUNT BARKER) | House & fr Cemetery Fairfield (Regency Farm, May); Walls constructed of local stone with hipped cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts. Also concrete and stone monument with inlaid plaque and surviving fragments of Quaker cemetery headstones | a b d e | 18549 |
| 5 Cameron Road MOUNT BARKER | House; Walls constructed of local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top | a d f | 18550 |
| 7 Cameron Road MOUNT BARKER | Edwardian House; External form and materials of the symmetrical dwelling also including basement | a d | 18815 |
| 15 Cameron Road MOUNT BARKER | Elm cottage; The external form and materials of the symmetrical cottage, including skillion form at the rear. | a d | 18818 |
| 18 & 18a Cameron Road MOUNT BARKER | Nephalist House; All facades, verandah, roof and walls supporting the roof. | a d | 16191 |
| 19 Cameron Road MOUNT BARKER | Edwardian house; External form and materials of the double-fronted symmetrical dwelling. Excluding later additions to the rear of the main dwelling. | a d | 18819 |
| 23 Cameron Road MOUNT BARKER | Edwardian house; External form and materials of the double-fronted symmetrical dwelling. Excluding outbuildings and later additions. | a d | 18820 |
| 24 Cameron Road MOUNT BARKER | Von Doussa Clubhouse; All facades, roof and walls supporting the roof. | a d e | 16190 |
| 25 Cameron Road MOUNT BARKER | Rose Meryon Cottage; All facades, verandah, roof and walls supporting the roof. | a c | 16128 |
| 27 Cameron Road MOUNT BARKER | House, Applewood; External form and materials of the double fronted symmetrical dwelling. | a d | 18821 |
| 1 Canberra Road MOUNT BARKER | House; Walls constructed of local stone with red-brick dressings, hipped cgi gable roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts | a d f | 18551 |
| Daddow Road MOUNT BARKER | Catholic Cemetery; Large cemetery comprising stone and marble head-stones and crosses, and some graves surrounds including cast-iron railings. [Some of had-stone have been relocated to a row adjacent path above former manse. | a c d e | 18553 |
| Daddow Road MOUNT BARKER | Former Catholic Presbytery (incorporating Father O'Brien's Hut & fr Josephine's Convent to the rear.); Two buildings, all facades, verandah, balcony, roofs and walls supporting the roofs. | a d e f | 16129 |
| Druids Avenue (road reserve between Adelaide Road and Cameron Road) MOUNT BARKER | Oak Trees; Avenue of 46 English Oak Trees (Quercus Robur) located approximately 0.5 to 2 metres from kerb. All such trees with a trunk diameter exceeding 300 mm at ground level. | a c d e | 16193 |
| 1 Druids Avenue MOUNT BARKER | House; External form and materials of the stone cottage | a | 18627 |
| 7 Druids Avenue MOUNT BARKER | House, St Leonard's; All facades, verandah, balcony, roof, walls supporting the roof and internal cedar staircase. | a c d e | 16130 |
| 7a Druids Avenue MOUNT BARKER | Fr Teakle's Corner Store; All facades, verandah, roof and walls supporting the roof. | a c d | 16131 |
| 11 Druids Avenue MOUNT BARKER | Dumas House; All facades, roof, walls supporting the roof and mature English Oak tree (Quercus Robur) located approximately 10 metres to the north of the dwelling. | a e f g | 16132 |
| 13 Druids Avenue MOUNT BARKER | Worker's Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16133 |
| 1/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16194 |
| 2/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16195 |
| 3/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16196 |
| 4/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16197 |
| 5/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16198 |
| 6/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16199 |
| 7/ 15 Druids Avenue MOUNT BARKER | Salem Cottages; All facades, verandah, roof and walls supporting the roof. | a b c d e | 16200 |
| 2 Dutton Road MOUNT BARKER | Former Railway Station Group, station, shed, tank & standpipe; All facades, verandah, roof and walls supporting the roof of the station building and all stone walls and supporting roof structure of the goods shed. | a c d e f | 16201 |
| 71 East Parkway MOUNT BARKER | Parkindula - House; House: walls constructed of local stone with stone and red-brick dressings, some rendered, hipped cgi roof with gables to front including eaves detailing, capitals, and finials; and triangular vents in roof, timber-framed openings with timber doors & timber-framed windows, round-topped louvred ventilators to gable, projecting bay windows with timber-framed divided double-hung sash windows with keystones above, rendered red-brick chimneys with moulded coursing to top, and concave cgi verandah with timber posts. | a b c d g | 18823 |
| Exhibition Road MOUNT BARKER | An avenue of street trees; An avenue of mature London Plane trees to both sides of Exhibition Road. | g | 18642 |
| Fidler Lane MOUNT BARKER | Avenue of Indigenous Trees; Avenue of mature indigenous trees to either side of Fidler Lane. | a b d e f | 18694 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 2 Fidler Lane MOUNT BARKER | Old Barker Homestead; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return verandah with timber posts. | a c d e g | 18695 |
| 2 Fletcher Road MOUNT BARKER | House; External form and materials of the villa-style dwelling. | a d | 18643 |
| Gawler Street Rd reserve MOUNT BARKER | Road bridge + adjacent pedestrian bridge; Stone work on road bridge, including walls and abutments, original cast iron arches under pedestrian bridge. | a c d | 18557 |
| 13 Gawler Street MOUNT BARKER | Shop, Real estate agency, The Professionals; Original masonry walls (excluding render, paintwork and cladding), cgi gable roof, timber-framed shop-front including doors, early parapet (most of which survives beneath cladding), and cgi concave verandah with timber posts and carved timber fascia detailing [excluding late-20th-century parapet and cladding]. | a c | 18558 |
| 16 Gawler Street MOUNT BARKER | Bank; All facades, roof and walls supporting the roof. | a c d | 16134 |
| 23-23a Gawler Street MOUNT BARKER | Shops (2) & Outbuildings, Simply style & Shoex; Stone facade including classical detailing, parapet, timber-framed windows and doors, early-20th-century bull-nose verandah with timber posts. Also 19th-century stone walls and outbuildings to the rear of the property, adjacent Bonnar Lane | a c d | 18559 |
| 1/ 24 Gawler Street MOUNT BARKER | Grace Cottage, shop & cafe; The external form and materials of the double fronted symmetrical, former residence. | a | 18651 |
| 25 Gawler Street MOUNT BARKER | Shop, clothing shop, That's me; All original masonry including parapet; cgi roof; 1880s verandah with timber posts and detailing; timber-frames to openings and original timber windows and doors | a c d | 18560 |
| 27-27a Gawler Street MOUNT BARKER | Shop, Townsend Jewellers; All original masonry; cgi roof; 1880s verandah with timber posts and detailing; timber-frames to openings and original timber windows and doors | a c d | 18561 |
| 29 Gawler Street MOUNT BARKER | Office, Nitschke; All original masonry including parapet; cgi roof; early-20th-century verandah with cast-iron detailing; timber-frames to openings and original timber windows and doors, and early-20th-century shop-front including tiles. | a c d | 18562 |
| 30-32 Gawler Street MOUNT BARKER | Mt Barker Hotel, cottage & barn; All 19th-century stonework and brickwork (walls and detailing to hotel, hotel extensions, cottage and coach house), cgi roofs, chimneys (although altered), surviving original timber-framed openings, and 19th-century timber doors and windows | a c d e f | 18563 |
| 31 Gawler Street MOUNT BARKER | Office, (Daw's Shop); All facades, verandah, balcony, roof and walls supporting the roofs. | a d e | 16203 |
| 34-38 Gawler Street MOUNT BARKER | Institute; All facades, roof and walls supporting the roof. | a b c d | 16204 |
| 35 Gawler Street MOUNT BARKER | Shop, Goodwill store (former Bell's Store), 35 Gawler Street; Masonry walls, parapet with side detailing, projecting roof vents, verandah, wall ventilators, and floor tiles marking original entry. [A significant internal feature which should be noted is the substantial barrel-vaulted ceiling] | a c d e | 18564 |
| 37 Gawler Street MOUNT BARKER | Shop, Bedroom Mazurka; Stone and brick walls dating from c1850s and early 20th-century, surviving timber lintels, timber frames to openings and early doors and windows. The timber-framed cgi-clad shed to rear of shop is contributory. | a c d | 18565 |
| 40 Gawler Street MOUNT BARKER | Shop, Inland Surf & Denim; Original masonry walls to shopfront and rear barn-grain-store, parapet, cgi roof, cgi convex verandah with timber posts | a c d | 18566 |
| 45-47 Gawler Street MOUNT BARKER | Shop; Any surviving original masonry, cgi roof, red-brick chimneys, hipped cgi verandah with timber posts and balustrade, timber frames to openings and timber doors and windows (upper level | a c | 18568 |
| 48-52 Gawler Street MOUNT BARKER | Bank & Offices; All facades, roof and walls supporting the roof. | a c d f | 16206 |
| 54-58 Gawler Street MOUNT BARKER | Offices, former 1914 post office; The external form and materials of this Federation Free Classical style building including its ornamental facade and gabled main roof including brick capping and pairs of narrow roof ventilators to gables. | c d | 18653 |
| 71 Gawler Street MOUNT BARKER | Shop, Former 'Courier' Office; All facades, roof and walls supporting the roof. | a c d e | 16135 |
| Hack Street , River Reserve MOUNT BARKER | Pedestrian Bridge; Bridge constructed of riveted iron girders for span (with later path and railings). | a c d | 18571 |
| 7 Hack Street MOUNT BARKER | Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16136 |
| 9 Hack Street MOUNT BARKER | Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16137 |
| 11 Hack Street MOUNT BARKER | Cottage; Walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a d | 18572 |
| 21 Hack Street MOUNT BARKER | Cottage; [Rendered] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and casements to rear, red-brick chimneys with coursing to top, and convex cgi verandah with timber posts and later central gablet with finial | a d | 18573 |
| 25 Hack Street MOUNT BARKER | Cottage; [Rendered] walls constructed of local stone with hipped roof [excluding modern tile cladding], timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. | a d | 18574 |
| 27 Hack Street MOUNT BARKER | Cottage; Walls constructed of [painted] local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts | a d | 18575 |
| 12 Hampden Road MOUNT BARKER | Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows | a d | 18577 |
| 39 Hampden Road MOUNT BARKER | House; Walls constructed of coursed blocks of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts and cast-iron detailing | a d | 18578 |
| 16 Hawthorn Road MOUNT BARKER | House, Adlooka & Hedge; All facades, verandah, roof and walls supporting the roof. | a d e | 16208 |
| Howard Lane MOUNT BARKER | Von Doussa Memorial; Granite obelisk memorial with inscribed stone plaque on one side. | e | 18659 |
| 1 Hutchinson Street MOUNT BARKER | Thornton, house, fence & front garden; All facades, verandah, roof and walls supporting the roof of the dwelling, front fence of stone, brick and wrought iron, gate and garden between front fence and dwelling. | a d e f | 16138 |
| 22-28 Hutchinson Street MOUNT BARKER | Former Baptist Church; All facades, roof and walls supporting the roof. | a b c f | 16212 |
| 29 Hutchinson Street MOUNT BARKER | Freemason's Building, former Primitive Methodist Chapel; All facades, roof and walls supporting the roof. | a b c d e f | 16139 |
| 38 Hutchinson Street MOUNT BARKER | St Andrews Church; All facades, roof and walls supporting the roof. | a b c d e f | 16213 |

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|---|---|---|---|
| 44 Hutchinson Street MOUNT BARKER | Christ Church; All facades, roof and walls supporting the roof. | a b c d e f | 16214 |
| 47 Hutchinson Street (cnr Mann St) MOUNT BARKER | fr Methodist Kindergarten; Red-brick walls including detailing; cgi roofs; timber detailing including bargeboards and verandah friezes, posts and brackets; timber frames to openings; timber windows and doors; projecting coping, and drip-moulds over lancet windows; identifying label to gable (including drip-mould); stone perimeter wall; and cast-iron fencing | a c d e | 18581 |
| 66 Hutchinson Street MOUNT BARKER | Semi-detached cottage; [Rendered] walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b | 18583 |
| 5 Johnswood Avenue MOUNT BARKER | Hawthorn Farm; All facades, verandah, roof and walls supporting the roof. | a d e f | 16209 |
| Kia Ora Street , River Reserve MOUNT BARKER | River Red Gum, site of first service; Significant mature (several-hundred-year-old) river red gum tree including truck, branches and foliage. [Excluding plaque, which should have been erected near to the tree rather than into the tree | a b c d e g | 18585 |
| 15 Knott Street MOUNT BARKER | House, timber shingle roof; [Rendered] walls with hipped cgi roof [over original timber shingles], timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and later raked cgi verandah with timber posts | a b d | 18586 |
| 1 Maldon Street MOUNT BARKER | Barker Memorial; Monument comprising marble obelisk on rusticated granite plinth, including inscriptions | a e | 18590 |
| Mann Street MOUNT BARKER | Avenue of elms; All surviving mature elm trees in original avenue | a g | 18591 |
| Mann Street , Council Reserve MOUNT BARKER | War memorial; Marble obelisk with carved sculpture of soldier to top, inscribed marble slabs to centre, and coursed granite steps as plinth. Also timber flagpole to rear. | a c e | 18592 |
| 1 Mann Street , (cnr Gawler St) MOUNT BARKER | fr Stationmaster's House; Original masonry including stone walls, brick dressings and detailing, hipped cgi roof, hipped bull-nose verandah including posts and detailing, red-brick chimneys, and timber frames to openings including timber doors and double-hung sash windows. | a d | 18593 |
| 5 Mann Street MOUNT BARKER | Catholic Church; All facades, roof and walls supporting the roof. | a c d f | 16140 |
| 8 Mann Street MOUNT BARKER | CWA Hall; All facades, roof and walls supporting the roof. | a c | 16215 |
| 10 Mann Street MOUNT BARKER | Former Council Chambers; All facades, roof and walls supporting the roof. | a c d | 16141 |
| 11 Mann Street MOUNT BARKER | House; Original stone walls with stone dressings, original timber detailing, timber frames to openings, timber windows and doors,rendered chimneys, and timber picket fence. There is an extension to the original house dating from 1956. | a b d | 18595 |
| 13 Mann Street -47 Hutchinson St MOUNT BARKER | Dunn Memorial Church Hall, Belltower & fence; Original 1851 Chapel, mid19th century two storey stone, addition to rear of chapel and bell tower, constructed of red brick with render 'early English detailing' and a tiled gable roof with timber barge boards and louvres. Fencing includes stone walls with stone coping and cast iron infill. Excludes later additions to Church Hall. | a b c d | 18594 |
| 31 Mann Street MOUNT BARKER | Croquet Club; All original fabric including timber frame. timber detailing, weatherboard cladding, cgi louvre roof with added gable and skillion, timber bargeboards, and original windows. Club house; External walls supporting the corrugated iron gable roof of the early shelter shed structure and its surrounding sports green setting. | a c d f | 18596 |
| 46 Mann Street MOUNT BARKER | Anglican Rectory; Red-brick walls, all original masonry and timber detailing, red-brick chimneys, varied cgi roofs, verandah with timber detailing, timber frames to openings and all original timber windows and doors | a d | 18597 |
| 5 McLaren Street MOUNT BARKER | Mill Cottage; The external form and detailing of the substantial villa dwelling. | a e | 18845 |
| 7 McLaren Street MOUNT BARKER | Mill cottage (Dunn); Walls constructed of coursed local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18587 |
| 8 McLaren Street MOUNT BARKER | Mill cottage (Dunn); [Painted] walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18588 |
| 32 McLaren Street (cnr Mann St) MOUNT BARKER | Methodist manse; Stone walls and brick dressings; cgi roofs; timber-framed openings including timber casement windows (to front), double-hung sash windows, and doors; redbrick chimneys | a d | 18589 |
| Monteith Court MOUNT BARKER | Dalmeney Park - house, stables & dairy 070 171; House: walls constructed of local stone with blocks of pinkstone for dressings, hipped cgi roofs with skillion sections to sides, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Stables including coach-house: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors. Barn including dairy: walls constructed of local stone with stone dressings and some timber-team lintels, cgi gable roof and timber-framed openings including timber doors. | a b d e f | 18598 |
| 11-13 Morphett Street MOUNT BARKER | Attached Cottages; Stone walls of original row of four two-roomed cottages, cgi gable roof with skillion section to rear, red-brick chimneys, timber-framed openings with timber doors & windows. | a b d | 18600 |
| Lot 1081 Newenham Parade MOUNT BARKER | Newnham; [Painted] walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi return verandah with timber posts | a e | 18492 |
| 5 Newland Street MOUNT BARKER | Cottage; [Rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear [excluding later front-facing projecting hipped section to front and later verandah], timber-framed openings with timber doors & timber-framed windows including some casements to rear, and red-brick chimneys with coursing to top | a b d | 18603 |
| 7 Newland Street MOUNT BARKER | Cottage; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18604 |
| 9 Newland Street MOUNT BARKER | Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts | a b d | 18605 |
| 5-7 Pridmore Terrace MOUNT BARKER | Former Ramsay Foundry; All facades, verandah, roof and walls supporting the roof. | a c d e | 16142 |
| 6 Pridmore Terrace MOUNT BARKER | Former Globe Hotel slate rainwater tank; All facades, verandah, roof and walls supporting the roof. | a c d | 16143 |
| 9 Pridmore Terrace , 2 Hutchinson MOUNT BARKER | The Laurels - house, cottage, gates & hedge; All facades, verandah, balcony, roof and walls supporting the roof of the main dwelling. | a d e f g | 16217 |

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| 10 Railway Place MOUNT BARKER | fr Presbyterian Manse; [Rendered] walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts | a d | 18606 |
| 12 Springs Road MOUNT BARKER | House,fr stable, loft & residence; [Painted] walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors including loft board door, & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. | a b d f | 18503 |
| 21 Springs Road MOUNT BARKER | Mount Barker Cemetery; Large public cemetery including late-19th and 20th-century headstones and monuments of stone and marble, also some stone surrounds, and some cast-iron and metal railings. | a c d e | 18505 |
| 328 Springs Road, MOUNT BARKER | Greengables - house, dairy, bakehouse, barn & shed (Scarborough); House: walls constructed of local stone with stone dressings with some stone voussoirs over flat-arch openings, hipped cgi roof with various hipped and gabled additions, timber-framed openings with timber doors & timber-framed windows including early multi-paned casements and later double-hung sashes, stone chimneys with one row of coursing near top, also including kitchen and projecting chimney to rear. Attached dairy: walls constructed of local stone with red-brick dressings, cgi gable roof and timber-framed openings with timber doors & timber-framed windows. Bake-house: walls constructed of local stone with some red-brick sections, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and a projecting chimney with [rendered] stack. Barn: timber-framed with some timber-slabs and mostly cgi cladding, including tree-branch framing to additions and cgi gable roof. Shed: timber-framed using saplings for roof timbers, hipped cgi roof and cgi cladding and timber-framed openings. Tree: Several-hundred-year-old river red gum located between the pioneer house and barn. | a b d e g | 18501 |
| 394 Springs Road, MOUNT BARKER | The Buttress House; All facades, roof and walls supporting the roof. | d e | 16219 |
| 1 Stephen Street MOUNT BARKER | House, fr stables of St Leonards; External form of the former stable and coach house structure including dormer window in the corrugated galvanised iron roof. | e f | 18864 |
| 6 Stephen Street MOUNT BARKER | House; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roofs with hipped sections to side and rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, some with timber shutters, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts. Also stone boundary wall. | a b d | 18508 |
| 1 Stephenson Road MOUNT BARKER | First High School Building; All facades, verandah, roof and walls supporting the roof. | a b c d | 16145 |
| Victoria Street -Hutchison St MOUNT BARKER | Pillar Box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap. | a c d e | 18509 |
| 10 Walker Street MOUNT BARKER | Office, Former Coach House; All facades, roof and walls supporting the roof. | a b e | 16146 |
| 1 Wattle Street MOUNT BARKER | Patterson Reserve - Sundial & pair of trees; Triangular reserve bounded by Hurling Drive, Wellington Road and Wattle Street, and comprising a pair of mature river red gums, between which is a white marble tombstone with leaded lettering mounted onto monument comprising a sundial also including two wheels from original stripper. | a b d e g | 18510 |
| Wellington Road MOUNT BARKER | Former Lord Nelson Hotel; All facades, roof and walls supporting the roof. | a b c d e | 16147 |
| 1 Wellington Road MOUNT BARKER | Original High School & War Memorial gates | a c f g | 18511 |
| 22 Wellington Road MOUNT BARKER | House; External form, walls and detailing of the original villa. | d | 18876 |
| 24 Wellington Road MOUNT BARKER | House; External form, walls and detailing of the twentieth century bungalow and perimeter fencing. | a d | 18877 |
| 26 Wellington Road MOUNT BARKER | Netley; All facades, roof and walls supporting the roof. | a f | 16148 |
| 107 Wellington Road MOUNT BARKER | Kingsdowne (c1860s stone); Walls constructed of raked local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts [excluding infil]. | a d | 18824 |
| Springs Road (adj 5459-818) MOUNT BARKER SPRINGS | Stone bridge nr Burnbank; Stone bridge with walls constructed of local stone, including three central pillars and side embankments [excluding later concrete and asphalt road] | a d | 18607 |
| Lot 32 Springs Road MOUNT BARKER SPRINGS | Burnbank Farm; House: walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and some metal flue extensions to top, and concave cgi return verandah with timber posts and cast-iron brackets. Cottage: walls constructed of local stone with stone dressings and some timber lintels, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, central stone chimney, and small cgi verandah with timber detailing. Stone barn: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors. Slab barn: timber-framed with timber-slab cladding, cgi gable roof covering original timber-shingle roof, timber-framed openings with timber doors & internal timber detailing. | a b d e | 18506 |
| Pc 15 & 18 Springs Road MOUNT BARKER SPRINGS | Undermount - house & barn complex; House: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts, excluding 1990's addition. Barn: walls constructed of local stone with cgi roof and some timber detailing, excluding later hayshed and stables. | a d e | 18504 |
| Williams Road MOUNT BARKER SPRINGS | Farmhouse & barn, E of Williams Rd; Farmhouse: walls constructed of local stone with cgi louvre roof with side gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and metal flue extensions to top, and bull-nose verandahs with timber posts. Barn with loft: walls constructed of local stone with cgi gable roof with gable section to side at rear, timber-framed openings with timber doors & timber-framed windows. | a d | 18825 |
| Cattle Route Road cnr Mount Summit Rd MOUNT BARKER SUMMIT | fr Kavanagh Farm - dairy & barn; Dairy: walls constructed of local stone with cgi gable roof with skillion section to rear [excluding zincalume tile-profile cladding], and timber-framed openings with timber doors & timber-framed windows. Barn: walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows. | a d f | 18552 |
| Mount Summit Road MOUNT BARKER SUMMIT | Mount Farm - cott, house & barn; Cottage: walls constructed with local stone and mud infill between upright timbers with top fixings, also additional stone walls, timber lintels, hipped cgi roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows. House: [painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and hipped concave cgi verandah with timber posts. Barn: walls constructed of local stone with some timber-framed cgi-clad sections, cgi gable roof, and timber-framed openings [excluding late-20th-century additions] | a b d | 18602 |
| Mount Summit Road MOUNT BARKER SUMMIT | Mount Barker Summit Conservation Reserve; Mountain and surviving indigenous flora and flora | a c d e f g | 18601 |

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| Springs Road MOUNT BARKER SUMMIT | Lester farm - house & diary; House: walls constructed of local stone with [painted] red-brick dressings, hipped roof [excluding later tile cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top and metal flue extensions, and cgi bull-nose return verandah with iron detailing. Dairy: walls constructed of local stone with red-brick dressings, cgi skillion roof and timber-framed openings. | a d | 18507 |
| Lot 11 Springs Road MOUNT BARKER SUMMIT | Quambi - ruined house, tank, walls, cork & olive trees; Ruined house: walls constructed of local stone with any surviving timber detailing. Tank: Stone underground tank. Walls: walls constructed of local stone. Trees: original olive and cork trees in historic orchards. | a d e g | 18502 |
| Aldgate-Strathalbyn Road MYLOR | House 'Warrakilla', fr Wheatsheaf Inn; Original 1842 hotel constructed of tuck-pointed river pebbles with hipped cgi roof and timber-framed openings. 1882 mansion is constructed using sandstone (facade), coursed bluestone (rear) with rendered red-brick dressing with Italianate detailing, red-brick chimneys, timber-framed openings, timber doors and timber-framed double-hung sash windows | a d e f | 18300 |
| 1-3 Allargue Street NAIRNE | Uniting Church, fr Primitive Methodist; All facades, roof and walls supporting the roof. | a c d | 16149 |
| 20 Allargue Street NAIRNE | House, fr Schoolmasters Residence; Walls constructed of coursed local stone with red-brick dressings including a projecting string course above verandah, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts and brackets. | a d | 18826 |
| 8 Burns Street NAIRNE | Cottage & outbuilding; Walls constructed of local stone [partly rendered] with red-brick dressings, hipped cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts. Also stone outbuilding to rear with cgi roof and timber-framed openings. | a d | 18828 |
| 3 Commercial Street NAIRNE | Cottage, fr Shakes Cottage; Walls constructed of local stone with remnant thatched gable roof with cgi covering, and timber-framed openings with timber doors & timber-framed windows. | a b d e | 18829 |
| 5 Daniel Court NAIRNE | Clezy's Barn & Stables; All facades, roof and walls supporting the roof. | a b d e | 16150 |
| 6 Daniel Court NAIRNE | Clezy's Farm House; All facades, roof and walls supporting the roof. | a b d e | 16151 |
| 4 De Gacher Street Princess Highway, Lower Nixon Street NAIRNE | Former Railway Station Group, attached cottages, shed & water tank; All facades, verandah, roof and walls supporting the roof. | a c d e f | 16221 |
| 6 De Gacher Street NAIRNE | Byethorne Cottage & outbuilding; All facades, verandah, roof and walls supporting the roof. | a b | 16152 |
| 15 De Gacher Street NAIRNE | Cottage (stone, mid C19); Walls constructed of local stone with red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts. | a d | 18830 |
| 15A Edinborough Street NAIRNE | House (rendered) & barn (stone), fr Methodist manse; House; walls constructed of (rendered) local stone with gable roof (excluding later cladding), timber-framed openings with timber doors & timber-framed windows, and (rendered) chimneys with some coursing. | a b d f | 27701 |
| 3 Edinborough Street NAIRNE | Cottage & outbuilding, fr Methodist Sunday School; Buildings with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, later brick chimney with coursing to top, and later continuous raked cgi verandah with timber posts | a c | 18831 |
| 15 Edinborough Street NAIRNE | Barn; walls constructed of local stone with cgi gable roof, and timber-framed openings with timber doors. | a b d f | 18833 |
| 19 Edinborough Street NAIRNE | Cottage, stone; The external form and materials of the early cottage. Excludes contemporary additions to the rear. | a d | 18889 |
| 21 Edinborough Street NAIRNE | Cottage (stone); Walls constructed of coursed local stone with parapet gables, gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement windows, and red-brick chimneys with coursing to top. | a d | 18834 |
| 7 Elizabeth Street NAIRNE | Sims House; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts and cast-iron lace brackets. | a d | 18835 |
| Jeffrey Street NAIRNE | Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney. | a b d e f | 18675 |
| 3 Jeffrey Street NAIRNE | House, fr Wesleyan Chapel; All facades, roof and walls supporting the roof. | a b c d | 16153 |
| 7 Junction Street NAIRNE | Pioneer Cottage; [Rendered] walls constructed of local stone with hipped cgi roof with later front-facing gabled section to side and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and [painted] red-brick chimneys with coursing to top | a b d e | 18617 |
| 2 Leith St NAIRNE | House; [Rendered] walls constructed of local stone with hipped cgi roof with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top [excluding later front verandah]. | a d | 18620 |
| Little Dublin Road NAIRNE | House (mid C19, Ryder Kain); House: walls constructed of mud and local stone with hipped cgi roof over original timer-shingles, stone chimney with coursing to top. Excluding window joinery, verandah and outbuildings and other structures. | a b d e | 18611 |
| Little Dublin Road NAIRNE | Tarandi House (C19, Ryder Kain) 093 191; Walls constructed of local stone with red-brick dressings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with moulded coursing to top, and bull-nose cgi return verandah with timber posts. | a d f | 18610 |
| 75 Main Road NAIRNE | Shop & resident, fr bakery; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings | a c d e | 16233 |
| 2-4 McNicol Lane NAIRNE | Cottage; Walls constructed of local stone with [projecting rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney with coursing to top, and later bull-nose cgi verandah with timber posts. | a d | 18612 |
| 3 Nixon Street NAIRNE | Cemetery & tree; Cemetery: large cemetery block with variety of gravestones including marble, stone and granite, with some stone, brick and concrete surrounds, and some cast-iron or metal railings. Tree: Mature eucalypt adjacent Farquarson Road side of cemetery. | a c e g | 18614 |
| 47 North Road NAIRNE | Stoddart's House; All facades, roof and walls supporting the roof. | a b c | 16155 |
| 12 North Road NAIRNE | Cottage; Walls constructed of coursed local stone with [rendered] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts. | a d | 18615 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 24 North Road NAIRNE | Cottage; All facades, verandah, roof and walls supporting the roof. | a d | 16154 |
| 67 North Road NAIRNE | Cottage; All facades, roof and walls supporting the roof. | a d | 17245 |
| 50 Princes Highway NAIRNE | Soldiers Memorial Hall, & outbuilding; All facades, roof and walls supporting the roof. | a c | 16226 |
| 39-41 Princes Highway NAIRNE | Detached Shop; All facades, roof and walls supporting the roof. | a d | 16225 |
| 54 Princes Highway NAIRNE | St Joseph's Catholic Church, fr school (1875-1956); All facades, roof and walls supporting the roof. | a c d e | 16227 |
| 57-59 Princes Highway NAIRNE | Shop, Stable Block; Walls constructed of coursed local stone with stone block dressings and substantial timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows | a b c d e f | 18621 |
| 60 Princes Highway NAIRNE | Millers Arms Hotel & outbuildings; All facades, verandah, balcony, roof and walls supporting the roof. | a b c d e | 16228 |
| 62 Princes Highway NAIRNE | Crooked Billett Hotel; All facades, verandah, roof and walls supporting the roof. | a b d | 18622 |
| 70-72 Princes Highway NAIRNE | Shop Pair of stone shops; All facades, verandah, roof and walls supporting the roof. | a b d | 16232 |
| 77 Princes Highway NAIRNE | Stables to rear District Hotel; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings | a b d | 18613 |
| 78-80 Princes Highway NAIRNE | Shop/Office; All facades, verandah, roof and walls supporting the roof. | a c d e f | 16234 |
| 79 Princes Highway NAIRNE | Cottage; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, cellar openings and central steps | a d | 18624 |
| 81 Princes Highway NAIRNE | Former Blacksmiths Shop & Undertakers; All facades, roof and walls supporting the roof. | a c d e | 16236 |
| 82 Princes Highway NAIRNE | Nairne Institute; All facades, roof and walls supporting the roof. | a c d | 16237 |
| 83-85 Princes Highway NAIRNE | Shop, fr Jackson butcher shop, cellar & outbuilding; All facades, roof and walls supporting the roof. | a d e | 16239 |
| 84 Princes Highway NAIRNE | Market Square; The whole of the Old Market Square Village Green including landscape features and plaques. | a c f | 21949 |
| 87 Princes Highway NAIRNE | Former Butchers Stables; All facades, roof and walls supporting the roof. | a d e | 16240 |
| 88 Princes Highway NAIRNE | Fire Station; Walls constructed of red-brick with parapets and metal framed doors with fixed multi-paned windows | a d e | 18625 |
| 90-92 Princes Highway NAIRNE | Post Office; All facades, verandah, roof and walls supporting the roof. | a d | 16241 |
| 93 Princes Highway NAIRNE | Bayfield Cottage; All facades, roof and walls supporting the roof. | a c d f | 16242 |
| 94 Princes Highway NAIRNE | Former Police Station; All facades, verandah, roof and walls supporting the roof. | a d | 16243 |
| 96 Princes Highway NAIRNE | Chapman's Cottage; Brick or stone buildings dating from before 1960, including brickwork, any surviving stonework, cgi roofs, and timber or metal-framed openings. | a d e f | 16244 |
| 97 Princes Highway NAIRNE | Cottage; House: walls constructed of coursed blocks of stone with red-brick dressings and detailing, louvred and gabled cgi roof, timber-framed openings with timber doors & timber-framed windows [excluding boardings], and red-brick chimneys. Barn: timber-framed barn with timber and cgi cladding, timber detailing, cgi gable roof with projecting gabled louvre along ridge, and timber-framed openings. | a d e | 16245 |
| 100 Princes Highway NAIRNE | Shop, fr Bootshop, Hospital Outbuilding (fr Beehive Inn); All facades, verandah, roof and walls supporting the roof. | a d | 16246 |
| 103 Princes Highway NAIRNE | Timmins Cottage & Outbuildings; All facades roof, and walls supporting the roof. | a c d e | 16247 |
| 104 Princes Highway NAIRNE | Dove Cottage; Walls constructed of local stone with later modifications to double gable roof, timber-framed openings with timber-framed multi-paned windows, stone brick chimneys one with coursing to top, and later raked cgi verandah with timber posts. | a d e | 18672 |
| 109 Princes Highway NAIRNE | Bigmore Cottage; All facades, roof and walls supporting the roof. | a d | 16248 |
| 118 Princes Highway NAIRNE | Pair of Cottages; All facades, verandah, roof and walls supporting the roof. | a b d | 16249 |
| 120 Princes Highway NAIRNE | House (Haine); External form and materials of the early villa. Excludes rear addition. | a d | 18901 |
| 121 Princes Highway NAIRNE | Chapman's Factory; Substantial exterior brick wall along Princes Highway/Main Street and Bridge Street frontages, constructed of red brick with corbelling, excludes tall section on Bridge Street. | a d | 18673 |
| 35 South Terrace NAIRNE | Uurailia; Two-storey house with walls constructed of squared local stone with brick dressings and detailing including coursing, some random stone walls, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah and balcony with timber posts, railings and cast-iron detailing. | a b d | 18676 |
| 2 Summit Road NAIRNE | Loft-house; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including loft window, red-brick chimneys with coursing to top | a b d | 18827 |
| 2 Thomas Street NAIRNE | Former Tannery; All facades, roof and walls supporting the roof. | a c d | 16156 |
| Woodside Road NAIRNE | fr grain-store (Mills); Walls constructed of local stone with some sections of Watts' bricks, cgi gable roof and timber-framed openings | a e | 18678 |
| Woodside Road , Hay Valley NAIRNE | fr hay Valley chapel & cemetery; Walls constructed of coursed blocks of local stone with stone-block dressings and projecting date-stone above porch, cgi gable roof with central gabled porch to front, and timber-framed openings & timber-framed lancet windows. Also cemetery with surviving 19th- century gravestones and surrounds | a b d e | 18679 |
| Woodside Road NAIRNE | Benella - house, barns & fr mill (082 242); House: walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts. fr mill: two-storey building with walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting windlass over loft door at gable end. Barns: walls constructed of local stone with cgi gable roofs and timber-framed openings. Also timber-framed barn with some timber-slab and some cgi cladding | a c d f | 18680 |
| Woodside Road NAIRNE | Former Railway Dam | a f | 18906 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Darby Road PAECHTOWN | Glenmona, 3 level house, cottage & barn (aka Glendarra); Three-level loft-house with stone cellar, [rendered] walls, half-hipped cgi roof, timber-framed openings with timber doors & timber-framed casement windows including loft window, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Later two-storey cottage: walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys. Barn: pegged and braced timber barn with timber-slab drop-slot infill, including timber-framed cgi-clad addition with internal slab partition and loft floor. Timber frames are split and adzed, with slabs being pit sawn | a d | 18687 |
| Shady Grove Road PARIS CREEK | Farmhouse (Aystevale); Walls constructed of coursed local stone with projecting stone chimney, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, and a later continuous raked cgi verandah with timber posts | a e | 18685 |
| Morris Road PROSPECT HILL | Prospect Hill Uniting Church, fr Wesleyan, barn & Memorial; Church: walls constructed of coursed local stone with stone surrounds including shaped stone voussoirs over lancets, cgi gable roof with hipped section to rear and gabled porch to front, and timber-framed openings with timber doors & timber-framed lancet windows, also half-round topped window to porch. Barn: timber-framed barn with upright timber-slab cladding and some cgi walling, and a hipped cgi roof. Memorial: stone obelisk with plinth and inscriptions. | a b d | 18692 |
| Morris Road PROSPECT HILL | Community Post Office; Walls constructed of local stone with red-brick dressings and parapet, cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi verandah with timber posts | a b d e | 18690 |
| Morris Road PROSPECT HILL | Cottage, fr James Cottage; Walls constructed of wattle & daub with sapling frame (partially rendered), projecting chimneys, cgi roof hipped at one end and gabled at the other with skillion section to rear, timbe--framed openings with timber doors & timber-framed windows. | a c | 18691 |
| Lot 52 Morris Road PROSPECT HILL | House; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts | a b d | 18686 |
| Back Callington Road SAINT IVES | Allambie - two houses, cottage, barn & stone outbuildings; Original cottage: Walls constructed of [painted] local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows & red-brick chimneys. Later house, Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts. Shearing shed, Two-level building constructed of local stone and mud with parapet gables, cgi gable roof, timber-framed openings with timber doors & timber-framed windows. Shearers' quarters, walls constructed of local stone with red-brick dressings and parapet gable, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, & red-brick chimney. Cellars have stone walls, cgi gable roofs and timber-framed openings. Other buildings have stone walls | a c d f | 18693 |
| Fidler Lane WISTOW | Cottage; Walls constructed of coursed local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts. | a d | 18696 |
| Fidler Lane WISTOW | Cottage; Walls constructed of local stone with hipped cgi roof, and timber-framed openings with timber doors & timber-framed windows. | a b | 18697 |
| Hender Road WISTOW | Yunkunga; All facades, roof and walls supporting the roof. | a d | 16211 |
| Longvalley Road WISTOW | House (c1870's stone); Walls constructed of large blocks of coursed local stone with red-brick dressings, hipped cgi louvre roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and a bull-nose cgi return verandah with turned timber posts. | a b d | 18698 |
| Morning Star Road WISTOW | Cottage, former Police Station; Walls constructed of coursed blocks of local stone with larger stone quoins and timber lintels over openings, a cgi gable roof with timber barge-boards, and timber-framed multi-paned windows | a d | 18699 |
| Morning Star Road WISTOW | fr Morning Star Hotel & stone walls; Walls constructed of local stone with some red-brick dressings, hipped cgi roof with some gables and a louvre section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts | a b c d e | 18700 |
| Wellington Road WISTOW | Greenbank Monument (Sundial); Four-sided round-topped monument with plaques to front and a sundial to top, also including wheel from original stripper. | a c d | 18701 |
| Wellington Road WISTOW | Cottage, (Stokes); [Rendered] walls, cgi gable roof, timber-framed openings with timber doors & high timber-framed windows, and a raked cgi verandah with timber posts and later timber detailing and railings. | a c e | 18702 |
| Lot 23 Wellington Road WISTOW | Seventh Day Adventist Church, fr Primitive Methodist; Walls constructed of local stone with stone plinth and buttresses, projecting sills and lancet surrounds, cgi gable roof with gabled section to rear and timber barge-boards, timber-framed openings with timber doors & timber-framed lancet windows, and rendered belfry over front gable | a b d | 18703 |
| Wellington-Paech Road WISTOW | Stone Barns, fr Eden Park; Pair of barn with walls constructed of local stone, cgi gable roofs, and timber-framed openings with timber doors & timber-framed windows | a c d e | 18705 |
| Yunkunga Road WISTOW | Eden Park - outbuilding, school & residence; School: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, iron chimney flues with caps, and later timber-framed porch with weatherboard cladding. School residence: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped louvre cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts and detailing. Outbuilding: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors & timber-framed double-hung sash windows. | a b d | 18704 |

## Mount Gambier

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1a Amor Street MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of 1886 residence including limestone walls & raised, quoins, window & door dressings, moulded limestone cornice to eaves, later limestone verandah structure & limestone fence, timber window & door dressings & stone chimney | a d | 13711 |

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|---|---|---|---|
| | limestone verandah structure & limestone fence, timber window & door dressings & stone chimney. | | |
| 1 Anthony Street MOUNT GAMBIER | House; External form and materials of circa 1870's residence including front limestone section with dressed quoins and window and door dressings to front elevation, low scale hipped roof and limestone chimney | a d | 13738 |
| 12 Bay Road MOUNT GAMBIER | Solicitor's Office & Fence; External form, materials and architectural detailing of 1900 office including face dolomite walls with ornate stone & plaster window & door dressings, parapeted front elevation with balustrade & cornice, tall stone chimney, and masonry and cast iron fence. | a d e | 13739 |
| 1-4/ 18 Bay Road MOUNT GAMBIER | Former Farmers Union Building; External from, materials and original architectural detailing of 1914 building including ornate limestone front elevation with paired attached columns to upper level, balustraded parapet to roof line & later, but significant, plate glass & metal shop windows to ground floor, & timber window & door joinery. The later suspended awning is not included in the listing.. | a c d | 13740 |
| 21 Bay Road MOUNT GAMBIER | Mac's Hotel; External form, materials and original architectural detailing of 1881 hotel and 1905 verandah including rock face stone walls & bay window & door dressings, arch headed openings on ground floor, two level verandah form, bracketed eaves & moulded stone chimneys. Also includes early rear single storey section to Sturt Street. | a c d e | 13741 |
| 26-32 Bay Road MOUNT GAMBIER | Jubilee Hall and part Sunday School; External form, materials and detailing of the remaining section of the 1866 Sunday School and 1915/51 Hall including pitched roof forms, face stone walls, square stone tower, arched windows and doors. | a c d | 26097 |
| 34 Bay Road MOUNT GAMBIER | Office; External form, original materials and architectural detail of 1885 office building including stone walls with raised dressed stone quoining & window & door dressings, simple form with splayed corner entrance no longer accessible, & timber window joinery. | a b d e | 13734 |
| 44 Bay Road MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of 1911 residence including dolomite & limestone walls, original timber window & door joinery & window hood, timber frieze & bracketing to return verandah, strapping & rough render to gable end details, & tapered limestone chimneys now painted. The listing includes the original (now painted) limestone fence. | a d | 13690 |
| 52 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1902 residence including face dolomite & dressed limestone walls, original timber window & door joinery, return convex verandah roof form & stone chimneys. | a d e | 13691 |
| 55 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1902 residence including face stone walls & window & door dressings, timber window & door joinery, slate steps & paving to verandah, projecting eaves & timber cross strutting & finial to front gable, & moulded chimneys. Later roof tiles not included. | a d e | 13692 |
| 58-60 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1876 residence including stone walls & window & door dressings, & timber window & door joinery. | a d e | 13693 |
| 64 Bay Road MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of 1871 residence including triple gable form front elevation, arch headed window openings, timber window & door joinery, & moulded chimneys. The later projecting central verandah element & recent rear extension do not form part of the listing. The limestone fence is included in the listing. | a d e f | 13694 |
| 65 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1912 residence including face stone & dressed stone walls & window & door dressings, timber window & door joinery, return verandah form, timber detailing & original cast iron trim, over-sailing gable eaves with strapped gable infill. Later side & rear additions & roof tiling are not included in listing. Large multi-trunked mature tree in front garden is notable | a d | 13695 |
| 66 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1877 residence including arcaded & parapeted front elevation, stone walls, window & door openings & arch opening details, stone moulded chimneys, concave verandah form to north side of residence. | a d e | 13696 |
| 68 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1949 residence including stone ashlar block walls, curved glass corner windows, glass block windows to stair hall, timber & metal framed window & door joinery, flat roof & timber lined eaves. Mature garden setting is notable. | a d e | 13697 |
| 79 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1904 residence including face stone & dressed stone walls, convex return verandah form, turreted square side entrance element, moulded chimneys, & timber window & door joinery. | a d e | 13698 |
| 81 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, & moulded stone chimneys. The later side extension & roof tiles do not form part of the listing. | a d e | 13699 |
| 83 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, timber & metal window hood & moulded stone chimneys. | a d f | 13700 |
| 89 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1907 residence including face dolomite & dressed limestone walls & window & door dressings, timber window & door joinery, limestone element in gable end, slate steps & slate paved verandah, & convex verandah form (new verandah structure not included). | a d f | 13701 |
| 91 Bay Road MOUNT GAMBIER | House; External form, original materials and architectural detail of 1919 residence including stone walls & stone verandah pillar elements, gable wings with projecting eaves & strapped gable ends, timber window & door joinery, & substantial chimneys with projecting elements. | a d e f | 13702 |
| 21 Bertha Street MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1870 residence including weatherboard timber walls, timber window & door joinery including multi-paned windows, low scale corrugated iron roof with incorporated verandah profile, & low stone chimney. | a d | 13712 |
| 27 Bertha Street MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of circa 1870 residence including rough face stone front wall & smooth stone gable ended side walls, multi-gabled side elevation, later stone verandah pillars incorporated into front fence structure, & timber window & door joinery. | a d | 13713 |
| 10 Canavan Road MOUNT GAMBIER | House; External form, materials and detailing of circa 1903 house including rock face dolomite walls with dressed limestone detailing, bull-nose verandah form, limestone dressings to window & door openings & quoining, & eaves brackets & chimney. | a d | 13742 |
| 12 Canavan Road MOUNT GAMBIER | House and Fence; External form, materials and detailing of 1937 house including rock face & grey dolomite detailing to walls & verandah, terracotta tiled roof, leadlight windows, & timber & rough render gable infills, & pink & grey rock face dolomite fence. | a d | 13743 |

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|---|---|---|---|
| 21 Canavan Road MOUNT GAMBIER | House; External form, materials and detailing of circa 1909 house including rock face pink dolomite walls, dressed limestone banding, door & window surrounds & quoining, chimneys & bull-nose verandah form. | a d | 13744 |
| 1&3 Colhurst Place MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of circa 1878 residence including two storey stone walls with raised limestone window & door dressings, arch headed window & door forms, slate entrance steps with stone balustrading, & two storey return verandah form with cast iron detailing. Cast iron & masonry front fence is included, and mature garden setting is notable. | a d e | 13722 |
| Commercial Street East (adjacent 109 Commercial Street East) MOUNT GAMBIER | Pillar box; Cast iron circular pillar box with raised lettering to top. | a b d | 13747 |
| Commercial Street West (adjacent 165 Commercial Street West) MOUNT GAMBIER | Pillar Box; Cast iron circular pillar box with raised lettering to top banding. | a b d | 13754 |
| 10 Commercial Street West MOUNT GAMBIER | Two storey shop; External form, materials and detailing of the 1890s shop including face dolomite front elevation and other original elements. | a d | 26099 |
| 19 Commercial Street West MOUNT GAMBIER | Gem Stores; External form and original materials of two storey shop including face dolomite walls with limestone window dressings & limestone parapet. | a d | 13750 |
| 38 Commercial Street East MOUNT GAMBIER | Fountain; Iron and marble fountain structure and enclosing stone walls. | a d e | 13745 |
| 76 Commercial Street West MOUNT GAMBIER | Commercial Hotel; External form and original materials of 1904 hotel and verandah including limestone walls, projecting bays with parapet, two storey bull-nose verandah & cast iron detailing. | a c d | 13751 |
| 78 Commercial Street East MOUNT GAMBIER | South Australian Hotel; External form and materials of 1860s corner hotel building including face limestone detailing to windows & doors, chamfered corner configuration & parapet with limestone cornice now painted. Note that these details extend into Compton Street. The later rear extension is not included. | a c d | 13746 |
| 103 Commercial Street West MOUNT GAMBIER | Odeon Theatre; External form, materials and detailing of the theatre including the front elevation, parapet and cantilevered front awning. | a c d | 26100 |
| 106 Commercial Street West MOUNT GAMBIER | Rotunda, Memorial Gates Garden and Grandstand, Vansittart Park; External form, details, materials and all identified historic elements in the Park, including entrance gates, war memorial, rotundas, grandstand, Score box, canteen and other elements. All mature trees and planting are included in the listing. | a c d e f | 13720 |
| 112 Commercial Street East MOUNT GAMBIER | Federal Hotel; External form of 1914 hotel including chamfered corner configuration. Significant detail includes raised quoining & window & door dressings. Note all stonework now painted. Later verandah not included. | a c d | 13748 |
| 1-2/ 1-2/155 Commercial Street West (site at rear) MOUNT GAMBIER | Former Mill and Distillery; External form and materials of remaining stone structure including simple gable ended barn forms in 2 sections, & front corrugated iron distillery tower & ventilation register. | a d e | 13714 |
| 161 Commercial Street West MOUNT GAMBIER | Park Hotel; External form and materials of 1885 hotel including two storey hotel form, rock face stone walls with raised dressed stone window & door openings, round headed arched openings to ground floor, & bracketed eaves. The later extensions to the east & south are not included. | a c d | 13752 |
| 191 Commercial Street West MOUNT GAMBIER | South Eastern District Education Office; External form and materials of original section of 1914 high school buildings including complicated roof form, gable ended sections to front elevation including chimneys. The later painted surface of the building is not included in the listing. | a c d | 13753 |
| 204 Commercial Street West MOUNT GAMBIER | Former Bacon Factory; External form, materials and detailing of the 1900 factory building including the extensive gable ended front elevation with raised dressed sandstone dressings to window and door openings and quoining. | a d | 26101 |
| 229-233 Commercial Street East MOUNT GAMBIER | South Eastern Hotel; External form and materials of 1886 hotel building, including face dolomite walls with limestone quoining & door & window dressings & corrugated iron roof. | a c d | 13749 |
| 282 Commercial Street West MOUNT GAMBIER | House; External form and materials of 1860's section of current house including dressed stone walls, simple pitched roof form, stone verandah supports, & timber window joinery. | a c e | 13755 |
| 413-419 Commercial Street West MOUNT GAMBIER | House; External form and materials of 1870's residence including face dolomite walls with dressed stone window & door dressings & quoining, timber window & door joinery, & moulded stone chimney. | a c d e | 13756 |
| 36 Crouch Street South MOUNT GAMBIER | Pioneer Park; Extent of 1854 cemetery reserve and stone memorial. | a e f | 13757 |
| 45 Crouch Street North MOUNT GAMBIER | House; External form, original materials and details of 1904 residence including projecting gable with timber & rough render detail, rock face dolomite walls, limestone door & window dressings & chimney, gable detail & eaves brackets | a d e | 13760 |
| 93 Crouch Street South MOUNT GAMBIER | House; External form and materials of circa 1870's residence including double gabled form with central entrance porch & raised limestone quoining & limestone walls. | a d | 13758 |
| 114 Crouch Street North MOUNT GAMBIER | House; External form and materials of circa 1903 residence including rock face dolomite walls, elaborate limestone window & door dressings & gable infill, timber scalloped barge boards, limestone moulded chimneys, timber finials to gable ends. | a d | 13761 |
| 116 Crouch Street North MOUNT GAMBIER | House; External form, original materials and details of the circa 1903 residence including symmetrically fronted limestone detail & bull-nose verandah roof form. | a d | 13762 |
| 19 Doughty Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1883 residence including dressed limestone walls, small projecting segmental bay window, tall gable ended front elevation, & timber verandah structure with slate access steps. The Canary Island Date Palm (Phoenix canariensis) is notable | a c d e | 13728 |
| 21 Doughty Street MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1917 residence including face stone walls, elaborate gable end incorporating projecting bay & verandah elements, moulded stone chimneys, terracotta roof tiles, & timber window & door joinery. | a d e | 13729 |
| 23 Doughty Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1860's and 1887 residence including gable ended projecting bays, arch headed stone porches, timber window & door joinery, & dressed stone walls. Mature Cottonwood (Populus deltoides) and garden setting | a d e | 13730 |
| 11 Edward Street MOUNT GAMBIER | St Martins Lutheran Church; External form, materials and detailing of 1862 Church, 1894 vestry and 1905 tower including limestone walls & raised limestone window & arch dressings, buttressing, coping & castellation to tower. (Does not include link or manse.) | a c d f | 13715 |
| 16 Eglington Terrace MOUNT GAMBIER | House; External form, original materials and architectural detail of 1886 residence including face dolomite walls with raised limestone quoining, window & door dressings, projecting segmental bay window with limestone dressings, concave verandah form, & moulded stone chimneys. | a d e | 13719 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 35-57 Ehret Street MOUNT GAMBIER | Housing Trust Houses; External form and materials of original 1945 Housing Trust houses including face limestone walls with raised banding now painted, simple timber verandah structure, limestone chimneys with terracotta edging, timber sash windows with horizontally divided panes, & cyclone mesh & galvanised pipe low fencing to all houses. | a b d e | 13763 |
| 24 Elizabeth Street (cnr Caldwell Street) MOUNT GAMBIER | Stables - St Andrew's Manse; External form, materials and detailing of the stables. | a d | 26106 |
| 36 Elizabeth Street MOUNT GAMBIER | House and Fence (The Terraces); External form, original materials and architectural detail of 1881 residence including rough face stone walls with dressed stone window & door dressings & quoining, projecting segmental stone bay window, tall moulded stone chimneys, & substantial limestone fence & entrance gates. | a d e | 13723 |
| 2 Eustace Street MOUNT GAMBIER | House; External form, materials and architectural detail of 1915 residence including dressed limestone walls, rock face limestone, projecting window to front elevation, limestone balustrade wall to verandah & paired timber verandah posts with triangular bracketing. | a d e | 13764 |
| 18 Eustace Street MOUNT GAMBIER | House; External form and materials of 1909 residence including dressed limestone walls & window & door dressings & quoining, timber sash windows & entrance door with leadlight sidelights. | a d e | 13765 |
| 22 Eustace Street MOUNT GAMBIER | Bentley House; External form, original materials and architectural detail of 1908 house and verandah including stone walls & window & door dressings & elaborate stone detail to entrance porch, strapped gable ends & concave return verandah form, & metal fish scale tiles to square entrance porch roof & stone chimneys. The mature garden setting including the pair of mature Norfolk Island Pines is included in the listing. | a d e f | 13766 |
| 23 Eustace Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1911 house including dressed limestone & face dolomite banding, projecting limestone bay with semi-circular headed leadlight window, scalloped timber barge board & gable detailing to finial, limestone chimney & projecting gabled elements to verandah form. | a d e | 13767 |
| 22 Fairlie Street MOUNT GAMBIER | House; External form and original materials of 1905 house including rock face dolomite & dressed limestone walls with detail to front gable end window dressing, castellated parapet over angled porch entrance. | a d e | 13768 |
| 24 Fairlie Street MOUNT GAMBIER | House; External form and original materials of 1905 house including face dolomite front walls & dressed limestone window & door dressings & quoining, & dressed limestone chimneys. | a d e | 13769 |
| 27 Ferrers Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1910 residence including face dolomite & dressed limestone walls, window & door dressings, timber window & door joinery, strapped gable infill, stone chimneys, convex return verandah form, & slate verandah steps. Conifer trees are notable. | a d | 13703 |
| 29 Ferrers Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1910 residence including face dolomite dressed limestone walls, strapped gable ends, tall moulded stone chimneys, timber window joinery, & expansive roof/verandah form. | a d | 13704 |
| Gray Street MOUNT GAMBIER | Plane Trees; All mature trees, planted 1901 and later replantings. | e f | 13771 |
| 87 Gray Street MOUNT GAMBIER | House (Lambert Village); External form, original materials and architectural detail of earliest sections of circa 1862 residence including face limestone walls with dressed limestone windows to the two storey section. The later additions to the side & elevation facing Elizabeth Street, & later roof tiles are not included. | a d e | 13724 |
| 101 Gray Street MOUNT GAMBIER | House (former Manse); External form, original materials and architectural detail of circa 1868 and 1889 elements of residence including face dolomite walls with dressed limestone window & door dressings & quoins. The later stone balustrade to upper balcony area is not included. | a d e | 13725 |
| 49 Helen Street MOUNT GAMBIER | Former Private Hospital ; External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and door and window dressings, timber window, door and verandah joinery. | a c d | 26110 |
| 11 Herbert Street MOUNT GAMBIER | House; External form and original materials of 1869 chapel including random coursed dolomite front elevation, lancet windows with limestone dressings, limestone dressings to pointed arch doorway, projecting limestone bell gablet to front elevation, diamond pane leadlight windows, & side elevations of limestone. | a c d f | 13772 |
| 13 Herbert Street MOUNT GAMBIER | House; External form and original materials of circa 1860's house including front wall of face dolomite with side walls of limestone & limestone quoining, chimney, window & door dressings, & low scale hipped roof. Bull-nose verandah later additions are not included. | a d | 13773 |
| 50 James Street (Cnr Wehl Street South) MOUNT GAMBIER | House; External form, original materials and architectural detail of 1906 residence including face dolomite walls with limestone window & door dressings & inset verandah structure, tall stone chimneys, & timber window & door joinery. The later profile metal roof decking is not included in the listing. | a d e | 13716 |
| 1 Jardine Street MOUNT GAMBIER | House; External form, original materials and detailing of circa 1898 residence including face dressed limestone walls, & window & door dressings & quoins, eaves brackets & timber details to roof gable ends. Two mature flowering gums to the garden facing Jardine Street are also included in the listing. | a d e | 13774 |
| 7 Jardine Street MOUNT GAMBIER | House; External form and detailing of circa 1920 residence including tapered front limestone columns to verandah, face grey dolomite walls & front roof gable. | a d | 13775 |
| 9 Jardine Street MOUNT GAMBIER | House; External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, moulded chimneys & window hood detail. | a d | 13776 |
| 11 Jardine Street MOUNT GAMBIER | House; External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, stone chimney with moulded detail. Does not include verandah. | a d | 13777 |
| 17 Jardine Street MOUNT GAMBIER | House; External form, materials and original detail of circa 1903 'Turrett House' including cast iron posts & frieze to verandah, face & dressed stone walls, corrugated iron roof, moulded chimneys, metal clad roof to corner turret. | a d | 13778 |
| 22 Jardine Street MOUNT GAMBIER | House and Fence (Holstein); External form, original materials and architectural detail of 1909 residence including sawn limestone walls, cast iron verandah elements & limestone fence pillars. | a d e | 13779 |
| 27 Jubilee Highway West MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1868 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay windows, concave verandah roof form. | a d e | 13726 |
| 35 Jubilee Highway West MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1890 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay window, cast iron verandah posts and trim. | a d e | 13727 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Krummel Street MOUNT GAMBIER | Offices (former House); External form, materials and detail of 1889 house including face dolomite walls with dressed limestone quoins, window & door dressings, projecting bays with pierced timber barge boards, limestone chimneys & bull-nose verandah. | a d | 13780 |
| 6-10 Krummel Street MOUNT GAMBIER | Laundromat; External form and original materials of former circa 1850's National Bank including limestone walls, timber framed sash windows with multi-paned lights, small projecting entry bay to door, & attached projecting room (now converted to laundry). Later alterations are not included. | a d e | 13781 |
| 12 Kywong Court MOUNT GAMBIER | House; External form, materials and detail of circa 1880's farmhouse including face limestone walls & door & window dressings, projecting bay & verandah form (later infill to verandah is not included). | a d | 13797 |
| Lacepede Street MOUNT GAMBIER | Railway Turntable; The form, all remaining equipment and technological elements associated with the functioning of the turntable. | a d | 26112 |
| 98 Lake Terrace MOUNT GAMBIER | Cemetery Reserve; Extent of Cemetery Reserve including Sexton's cottage, two pairs of entrance gates and grave stones and grave site enclosures. | a c d e f | 13782 |
| 6 Margaret Street MOUNT GAMBIER | Charlick's Warehouse; External form, original materials and architectural detail of circa 1900 stone warehouse structure including dressed limestone walls with raised quoining & dressings to openings, gable ended warehouse form, & painted sign to front elevation 'William Charlick Ltd.' The infill to the door opening in front elevation is not included in the listing. | a b c d e | 13735 |
| 36 Margaret Street MOUNT GAMBIER | Wool Sorting Stores; External form, original materials and architectural detail of stone buildings including basic warehouse gable ended form, original openings to front elevations, & stone & timber loading platforms to railway frontage. | a b c d e | 13736 |
| 8 Mark Street MOUNT GAMBIER | House; External form, original materials and detail of 1870's duplex residence including projecting gable wing & wing with projecting hexagonal bay, timber barge boards & finials, bull nose verandah & limestone chimneys, walls & window & door dressings & quoins (now painted). | a d | 13784 |
| 31 North Terrace MOUNT GAMBIER | House; External form, original materials and detail of circa 1907 residence including projecting bull-nose verandah porch construction at the angle of the 'L' plan, face limestone walls, chimneys, original detailing to verandah including castellated parapet element. The mature red Flowering Gum (Corymbia) is included also. | a d e | 13785 |
| 41 North Terrace MOUNT GAMBIER | House; External form, material and detail of circa 1915 residence including dressed limestone walls & door & window dressings & quoining, limestone balustrade wall to verandah, tall limestone chimneys, timber verandah posts & timber strap detail to roof gable. | a d | 13786 |
| 17 O'Halloran Terrace MOUNT GAMBIER | House; External form, original materials and architectural detail of 1876 residence including face dolomite & face limestone walls, projecting segmental bay window to front wing, concave verandah form, timber window & door joinery, moulded chimneys, & slate verandah steps & slate paving. Mature Ash (Fraxinus sp) is notable. | a d e | 13705 |
| 33 O'Halloran Terrace MOUNT GAMBIER | House; External form, original materials and detail of circa 1887 residence including face pink dolomite walls with dressed limestone quoining, window & door dressings & detailing to hexagonal bay window, limestone chimneys & base to verandah, curved timber barge board & finial with cast iron finial cap, concave verandah (recently repaired). The garden retains a mature Oak tree on the O'Halloran Terrace boundary. | a d | 13787 |
| 72 O'Leary Road MOUNT GAMBIER | Farm cottage and outbuildings ; External form and original materials of circa 1860 stone farmhouse and outbuildings, lime kiln and early limestone quarry including random limestone walls & picked limestone window & door dressings & chimney facing to the house, limestone walls to the outbuildings & sheds. | a b d e | 13788 |
| 4 Oldham Close MOUNT GAMBIER | House; External form, materials and detail of 1860's house and later circa 1900 extensions including face limestone walls (now painted) & projecting gable front to verandah, & limestone chimneys. | a d e | 13789 |
| Penola Road MOUNT GAMBIER | St Paul's School Hall, Former Roman Catholic Complex; External form, materials and detailing of the 1916 hall including face stonework and highly decorative portico elements | a c d | 26114 |
| Penola Road MOUNT GAMBIER | Frew Park; The full extent of Frew Park. The area and its trees should be cared for in a manner which ensures their longevity. | c f | 26113 |
| 1-6/ 1 to 6 / 7 Penola Road MOUNT GAMBIER | Mount Gambier Club; External form, materials and architectural detail of 1904 building including coursed dolomite plinth, pedimented entrance, cornice marking first floor level, attached ionic columns, window hoods to upper level, cornice & balustraded parapet, & rear limestone walls. | a c d e | 13790 |
| 9 Penola Road MOUNT GAMBIER | South East Community Legal Service (former Victorian Producers); External form, materials and detailing of 1932 District Council Chamber and Office including end gable form, limestone walls, circular canopy entrance with projecting parapet, & face brick plinth. The later windows are not included. | a c d | 13791 |
| 60 Penola Road MOUNT GAMBIER | House; External form, materials and detailing of circa 1920's alterations to a 1904 construction including multi-gabled terracotta roof including second storey, rock face dolomite walls, substantial limestone verandah pillars & timber & render gable end detailing. | a d | 13792 |
| 61 Penola Road MOUNT GAMBIER | House; External form, original materials and detailing of circa 1908 residence including rock face dolomite walls with dressed sandstone detailing including quoining, door & window dressings, & elaborate semi-circular arch detail above projecting bay window, dolomite & limestone chimneys, & mature garden vegetation including Pheonix canariensis (Canary Island Date Palm). | a d e | 13793 |
| 82 Penola Road MOUNT GAMBIER | House and outbuilding; External form, original materials and detail of 1903 residence including stone walls with raised stone quoining, window & door dressing & gable end details, timber door & window joinery, slate steps with curved stair balustrade, return verandah form with cast iron posts & cast iron trim, & stone chimneys. Also simple gable roof form two storey stone outbuilding. | a d | 13794 |
| 84 Penola Road MOUNT GAMBIER | House; External form, original materials and detail of circa 1910 residence including face pink dolomite walls with dressed limestone window & door dressings & attached pediment detail above front gable window, tall limestone chimneys & limestone balustrade to front entrance steps. | a d | 13795 |
| 93 Penola Road MOUNT GAMBIER | House; External form, original materials and detail of circa 1900 residence including face dolomite walls with dressed limestone quoining, door & window dressing including window canopy to front gable window, bull-nose return verandah with cast iron posts, timber barge board & finials to gable ends, & limestone chimneys. | a d | 13796 |
| 150 Penola Road MOUNT GAMBIER | Outbuildings; External form and materials of outbuildings. | a b | 13798 |
| 179 Penola Road MOUNT GAMBIER | House; External form, original materials and detail of 1901 house and coach house including dressed limestone walls, fence posts, projecting hexagonal bay & chimneys. | a d e | 13799 |
| Pick Avenue MOUNT GAMBIER | Showgrounds Grandstand; The form materials and detailing of the Showgrounds Grandstand including 1954 alterations required to make transported building sound. | a c d | 26115 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 44 Pick Avenue MOUNT GAMBIER | House; External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah. | a d | 26116 |
| 1 Powell Street MOUNT GAMBIER | House; External form and original materials of circa 1880 house including dressed limestone walls & window & door dressings & quoins, & chimneys. | a d e | 13800 |
| 20 Powell Street MOUNT GAMBIER | House (Curatum); External form, original materials and architectural detail of circa 1898 residence including limestone walls and detailing. Mature trees and garden setting | a d e | 13731 |
| 14 Power Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1887 residence including face dolomite & limestone walls, detailed window & gable dressings to front projecting bay, convex verandah form, slate verandah steps & paving, & moulded stone chimneys. | a d | 13706 |
| 27 Power Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1867 residence including two storey stone walls, quoining, window & door dressings, convex verandah form & cast iron verandah posts, original timber window & door joinery, & moulded stone chimneys. Mature poplar/ash tree is notable. | a d e | 13707 |
| 30 Power Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1887 residence including double hipped roof form, weatherboard walls, timber window & door joinery, & stone chimney. | a d e | 13708 |
| 4 Queens Avenue MOUNT GAMBIER | House; External form and original materials of circa 1890's house including dolomite walls with dressed limestone quoining & window dressing, limestone chimneys & bull-nose verandah form. | a d e | 13801 |
| 7 Queens Avenue MOUNT GAMBIER | House; External form and original materials of circa 1890's house including dressed sawn limestone walls with detailed quoining to windows & doors, & projecting bays to Queens Avenue & north facing elevation. | a d e | 13802 |
| 1 Railway Terrace MOUNT GAMBIER | Railway Station; External form, original materials and architectural detail of 1918 Railway Station building including metal framed canopies (but not roof cladding), dressed and face limestone, louvred gables, stone chimney and projecting roof and verandah rafters. Also included in the listing is the three level square stone signal box (originally coursed and black lined, but now painted) including stone walls, timber staircase and corrugated iron roof with wide eaves and timber framed upper glazed areas. | a c d | 13737 |
| 2 Sturt Street MOUNT GAMBIER | Banner Hardware (former Flour Mill); Significant external form and materials of 1882 stone flour mill including five bays of two storey limestone walling to Sturt Street & seven bays of two storey stonework & six bays of single storey stonework to Bay Road. The walls are constructed in rock faced dolomite with dressed limestone dressings. | a b d e | 13803 |
| 20 Sturt Street MOUNT GAMBIER | Surgery (former House) ; External form, materials and detail of circa 1911 residence including face dolomite walls with rusticated limestone quoining & window doors & dressings, verandah with timber posts & fretwork & brackets, limestone chimneys & timber strapping & renderwork to gable ends. | a d | 13804 |
| 36 Sturt Street MOUNT GAMBIER | House (former National School); External form and materials of former National School building of 1858 including gable ended projecting bay with limestone fascia, simple face limestone wing (now painted) & limestone chimneys. | a c d | 13805 |
| 2A Sutton Avenue (Cnr Herbert St) MOUNT GAMBIER | Sportsman's Arms Hotel Stables; External form and original materials of 1868 stone stables including limestone wall & copings, projecting gable & timber doors. | a c d | 13806 |
| 6 Sutton Avenue MOUNT GAMBIER | Former Mount Gambier West Council Chambers; External form and original materials and detail of 1883-1884 former Council Chambers including face dolomite walls with dressed limestone window & door dressings & quoining, projecting limestone pediment & parapet with limestone moulding, limestone chimneys, and low pitched hipped roof behind. | a c d | 13807 |
| 13 Tenison Drive MOUNT GAMBIER | Former Stables; External form, materials and detailing of the c1840s stable building including face stone and simple form. | a d | 26119 |
| 2 Wallace Street MOUNT GAMBIER | House; External form, original materials and architectural detail of 1897 residence including face limestone walls, quoining, window & door dressings, moulded stone chimneys, timber window & door joinery, convex return verandah form with projecting gable & cast iron posts & detailing, & slate verandah paving. | a d e | 13709 |
| 8 Wallace Street MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1920 residence including face limestone walls & verandah posts & pillars, strapped corner gable ends, & stone chimney. | a d e | 13710 |
| 13 Warren Street MOUNT GAMBIER | Meischel Park Cemetery Reserve; Extent of 1860's Cemetery Reserve including mature trees. | a b c | 13808 |
| 10 Watson Terrace 14 Ferrers Street MOUNT GAMBIER | Varcoe's Foundry; Materials and architectural detail of masonry facade only including rough face yellow dolomite with dressed limestone detailing to pilasters & quoins, limestone window head pediments & ornate parapet detailing with central pedimented section & side brackets. | a d e | 13770 |
| 12 Wehl Street South MOUNT GAMBIER | House; External form, original materials and architectural detail of 1915 residence including face dolomite walls with raised limestone window & door dressings & quoining, projecting front bay window with limestone parapet detailing, strapped gable ends, timber fretwork to return verandah, & tall moulded stone chimneys. | a d e | 13717 |
| 14 Wehl Street South MOUNT GAMBIER | House; External form, original materials and architectural detail of 1914 residence including complicated gable roof form with corner pinnacle turret roof, stone walls & verandah entrance structure, & tall stone chimneys. | a d | 13718 |
| 27 Wehl Street North MOUNT GAMBIER | House and Fence; External form, original materials and architectural detail of 1936 residence including pillow faced stone walls with dressed stone quoining, arch detailing & gable window dressings, timber window & door joinery, tall stone chimneys & limestone fence. | a d | 13721 |
| 73 Wehl Street North MOUNT GAMBIER | House (Kaniva); External form, original materials and architectural detail of circa 1913 residence, including face dolomite walls with dressed limestone window & door dressings & quoins, bullnose return verandah with cast iron and timber details, bay window, tall tapered chimneys with terra cotta chimney pots. Mature trees and garden setting | a d e | 13732 |
| 82 Wehl Street North MOUNT GAMBIER | House; External form, original materials and architectural detail of circa 1870 residence including low scale stone walls (now painted), window and door dressings. | a d e | 13733 |
| White Avenue MOUNT GAMBIER | Railway Signal Box; External form, materials and detailing of the signal box including the simple form and wide eaves. | a | 26120 |
| 46-58 Wireless Road West MOUNT GAMBIER | House; External form and materials of circa 1880's farmhouse including both sections of the residence, including symmetrically fronted limestone section with cast iron verandah posts & trim, & adjacent limestone bow fronted section. | a b d | 13809 |

## Murray Bridge

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Adelaide Road MURRAY BRIDGE | Scout Hall & Monument | a c | 14213 |
| 72 Adelaide Road MURRAY BRIDGE | Sister Bock's Hospital & Palm Trees (2); a large early 20th century, double fronted villa | a d e | 14231 |
| Alice Terrace (Le Messurier Oval) MURRAY BRIDGE | Grandstand & Change rooms | a b c | 14233 |
| 1 Beatty Terrace MURRAY BRIDGE | Residence | a d e | 14221 |
| 20-26 Beatty Terrace MURRAY BRIDGE | First Murray Bridge High School & Trees (3). The trees are Moreton Bay Fig tree, Pepper tree and Cork tree | a c | 14223 |
| 2-6 Bridge Street MURRAY BRIDGE | Bridgeport Hotel; Elements to be retained - Original large two-storey Victorian Hotel section, including original rear single - storey storeroom and later two-storey Victorian extensions | a c d f | 14209 |
| 13-17 Bridge Street MURRAY BRIDGE | Former Town Hall & Municipal Offices; imposing two storey building with a clock tower added in 1953, (excluding cream brick rear extension) | a c d e f | 14206 |
| 60-66 Bridge Street MURRAY BRIDGE | Former Cinema | a c d | 14212 |
| 17-19 Clara Street MURRAY BRIDGE | Murraylands Baptist Church; small symmetrical church | a c d f | 14235 |
| East Terrace Crn Bridge Street, road reserve MURRAY BRIDGE | Row of Canary Island Palm Trees (4) | a f | 14208 |
| Fifth Street Park between Third, Fifth and Seventh Streets MURRAY BRIDGE | Californian Fan Palm Trees (2) | a f | 14201 |
| Flavel Terrace Cnr Standen Street MURRAY BRIDGE | Golden Cypress Trees (3) | a f | 14215 |
| 31 Florence Street MURRAY BRIDGE | Lutheran Church & Concordia Hall | a c d f | 14234 |
| 1/ 1 Fourth Street MURRAY BRIDGE | Salvation Army Citadel | a c d | 14202 |
| 21 Jaensch Road MURRAY BRIDGE | Residence, 'Bridgeview' | a d e | 14224 |
| 26 Joseph Street MURRAY BRIDGE | Residence | a d e | 14220 |
| Mannum Road Cnr Park Terrace MURRAY BRIDGE | Holy Redeemer Catholic Church; a large church, in the gothic style. | a c d f | 14237 |
| Mannum Road CNR Bridge Street MURRAY BRIDGE | Norfolk Island Pine Trees (2) | a f | 14200 |
| Mannum Road CNR Fifth Street, Diamond Park MURRAY BRIDGE | Single Pepper Tree | a f | 14199 |
| 6-8 Mannum Road MURRAY BRIDGE | St John The Baptist Anglican Church | a c d f | 14198 |
| 39-43 and 45-53 Mary Terrace MURRAY BRIDGE | Flour Mill; four storeyed brick structure | a c d e f | 14219 |
| 29 McHenry Street MURRAY BRIDGE | Shop/Dwelling; a single storey, double fronted villa with a projecting gable ended shop front | a b c d | 14236 |
| 1 North Terrace MURRAY BRIDGE | Murray Bridge Junior Primary School | a c | 14216 |
| 17 Rachel Street MURRAY BRIDGE | Residence & Palm Tree | a b c e | 14222 |
| Railway Reserve MURRAY BRIDGE | Railway & Wharf Precinct | a b c d e f | 14218 |
| 8 Railway Terrace MURRAY BRIDGE | Shop; Elements to be retained - two storey facade | a d | 14203 |
| 28-40 Railway Terrace MURRAY BRIDGE | Pepper Tree | a f | 14217 |
| 8 Seventh Street MURRAY BRIDGE | Georges Building; two storey shop/warehouse constructed from local stone | a d | 14211 |
| 6-14 Sixth Street & 19-25 Bridge Street MURRAY BRIDGE | Ruges Beehive Corner; Two Storey building, comprising a private hotel at first floor and shops at ground floor. | a f | 14205 |
| 1-3/ 16-18 Sixth Street MURRAY BRIDGE | Shops; Elements to be retained - two storey building and original single storey section at the rear of the building | a d | 14204 |
| Standen Street MURRAY BRIDGE | Guide Hall | a c | 14214 |
| 50 Standen Street MURRAY BRIDGE | Shop/Dwelling; a single storey villa with a projecting shop bay | a b c d | 14228 |
| 62 Standen Street (cnr Amanda Street) MURRAY BRIDGE | Residence; a grand symmetrical residence. | a d e | 14227 |
| 57 Swanport Road (within Resthaven complex) MURRAY BRIDGE | Residence & Palm Trees (2); a large, single storey, asymmetrical villa. | a d e | 14225 |
| 57 Verdun Road MURRAY BRIDGE | Residence, 'Norpines' & Pine Trees (3 mature Norfolk Island Pine Trees) | a d e | 14226 |

## Naracoorte Lucindale

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Lucindale-Kingston Road AVENUE RANGE | Former School (Art Gallery); Whole of exterior including porch | a c | 25524 |
| Lucindale-Kingston Road AVENUE RANGE | Farm Group 'Bull Island'; Whole of exterior of Shearing Shed and Shearers' Quarters | b | 25525 |
| Bool Lagoon Road BOOL LAGOON | Farm Group 'Killanoola'; Whole of exterior of Homestead, Shearing sheds, Quarters and Outbuildings and function related historic internal elements | a b d e | 25567 |
| Honner's Road FRANCES | Woolshed 'Binnum'; Whole of exterior and function related historic internal elements | a b d e | 25526 |
| Section 683 Hundred of Binnum Bull Oak Woodland FRANCES | Cemetery (Bull Oak Woodland); Headstones, fences and kerbing | a e | 25530 |
| Railway Terrace FRANCES | Hotel; Whole of exterior excluding later additions | a c | 25527 |
| Second Street FRANCES | Post Office and Shop; Whole of exterior | b c | 25529 |
| Second Street FRANCES | Former Police Station; Whole of exterior | a c | 25528 |
| Lot 50 Caves Road HYNAM | Dwelling 'Gum Park'; Whole of exterior excluding later additions | a d | 25531 |
| Hynam Caves Road HYNAM | Hynam Cemetery,; Stone walls, gates headstones, graves and cypress pine trees | a e | 25534 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Laurie Park Road HYNAM | Homestead 'Laurie Park'; Whole of exterior | a e | 25568 |
| Pallants Road HYNAM | Cottage (Closer Settlement); Surviving fabric of dwelling | a | 25532 |
| Wimmera Highway HYNAM | Hynam Hall (former Schoolhouse); Whole of exterior of School House and cypress pine trees. | a c | 25537 |
| Wimmera Highway HYNAM | Hynam Woolshed; Whole of exterior and function related historic internal elements | a d e | 25536 |
| Wimmera Highway HYNAM | Farm Group 'Hynam House'; Whole of exterior of Homestead, Shearers' Quarters and Cottage excluding later additions | a b d e | 25535 |
| Struan - Joanna Road JOANNA | Former Schoolhouse; Whole of exterior | a c | 25539 |
| Deepwater Road KEPPOCH | Homestead 'Lake Roy'; Whole of Homestead exterior | a d | 25570 |
| Morambro Lane KEPPOCH | Farm Group 'Morambro'; Whole of exterior of Homestead and Shearing Shed | a d | 25571 |
| Bordertown Road KYBYBOLITE | Trial Plots and associated Farm Buildings; Whole of exterior of stone and timber buildings and layout of trial plots | a c e | 25545 |
| Cooee Road KYBYBOLITE | Woolshed 'Cooee'; Whole of exterior | a c | 25540 |
| Kidman Street KYBYBOLITE | Former Cheese Factory; Whole of exterior | a b | 25542 |
| 18 Lacey Drive KYBYBOLITE | Dwelling; Whole of exterior excluding later additions | a d | 25543 |
| Mill Road KYBYBOLITE | Dwelling 'Cooee' and Former Shop; Whole of exterior of both buildings | a e | 25544 |
| Mullinger Road KYBYBOLITE | Mullinger Swamp Conservation Park; Whole of reserve and remnant timber fencing | a g | 25547 |
| Railway Terrace KYBYBOLITE | Cemetery:; Stone walls, gates, graves, headstones and conifer trees | a e | 25546 |
| Callendale Road LUCINDALE | Farm Group 'Redbank'; Whole of exterior of Homestead, Cottage, Shearing Shed and stone outbuildings | a b e | 25549 |
| Legges Lane LUCINDALE | Farm Group 'Fernleigh'; Whole of exterior of Homestead, Shearing Shed and Stables | a d e | 25572 |
| 24 Musgrave Avenue LUCINDALE | Former Shop, Store; Whole of exterior of stone shop and store including loading platform | a c | 25552 |
| 32 Musgrave Avenue LUCINDALE | Dwelling, former Police Station and Cell Building; Whole of exterior and internal fittings of police cell, exterior of former Police Station | a | 25551 |
| 1 Willow Avenue LUCINDALE | Former Presbyterian Church; Whole of exterior | a c | 25553 |
| Moy Hall Road MOYHALL | Homestead 'Moy Hall'; Whole of exterior of Homestead and stone outbuildings excluding later additions | a e | 25574 |
| Caves Road NARACOORTE | Homestead 'Kay Park'; Whole of exterior of farm buildings excluding later additions | a b | 25555 |
| Church Street NARACOORTE | St Andrews Sunday School and Stables; Whole of exterior | a c | 25578 |
| 4 Church Street NARACOORTE | Presbyterian Manse; Whole of exterior excluding later additions | a | 25579 |
| 1 Gordon Street NARACOORTE | St. Thomas Catholic Church; Whole of exterior of church and parish hall | a c d | 25580 |
| 19 Gordon Street NARACOORTE | Naracoorte TAFE (former High School); Whole of exterior of 1913 school buildings excluding later additions | a c | 25581 |
| 3 Jenkins Terrace NARACOORTE | Dwelling; Whole of exterior excluding later additions | a b | 25583 |
| 15 Jenkins Terrace NARACOORTE | Dwelling; Whole of exterior of dwelling excluding later additions | a d | 25584 |
| 65 Jenkins Terrace NARACOORTE | Medical Centre (former Dwelling 'Buona Vista'); Whole of exterior of building excluding later additions | a d e | 25585 |
| 18 MacDonnell Street NARACOORTE | Dwelling; Whole of exterior of dwelling excluding later additions | a b | 25586 |
| 29 MacDonnell Street NARACOORTE | Stables (ruins) and Tuck Shop; Surviving stone and iron structures | a c | 25587 |
| Moore Street NARACOORTE | Swim Lake; Lake and exterior of changing sheds | a c | 25588 |
| 73 Ormerod Street NARACOORTE | Naracoorte Hotel; Whole of exterior of stone hotel buildings excluding later additions | a c | 25591 |
| 91 Ormerod Street NARACOORTE | Naracoorte Art Gallery (former Surgery & Dwelling); Whole of exterior including stone garage and pergolas | d e | 25592 |
| Ormerod and Smith Street NARACOORTE | Town Squares; Road layout, war memorials and bandstand, Town Clock and cypress pine trees | a c e | 25593 |
| 4 Poplar Street NARACOORTE | Masonic Lodge; Whole of Lodge exterior and cypress pine trees | a c d | 25594 |
| 10 Robertson Street NARACOORTE | Heritage Chapel; Whole of exterior of 1906 building | a c | 25596 |
| 12 Robertson Street NARACOORTE | Dwelling (former Shillings Restaurant); Whole of exterior excluding later additions | a c | 25597 |
| 20 Robertson Street NARACOORTE | Hotel 'Bushman's Arms'; Whole of exterior of two-storey hotel and stone outbuilding excluding later additions | a c d | 25595 |
| 32 Robertson Street NARACOORTE | Former Convent (La Eurana House) and Tree; Whole of exterior and oak tree | a c g | 25598 |
| 10 Rolland Street NARACOORTE | Dwelling (former Head Teacher's Dwelling); Whole of exterior of dwelling excluding later additions | b | 25599 |
| 14 Rolland Street NARACOORTE | School and Shelter Shed; Whole of exterior of 1896-1913 stone buildings and shelter shed | a c d | 25600 |
| Smith Street NARACOORTE | James Quarry Lime Kiln; Surviving stone and brick structures | a | 25607 |
| 64 Smith Street NARACOORTE | Bank; Whole of exterior of two storey building | a c d | 25601 |
| 79 Smith Street NARACOORTE | Office (former Bank); Whole of exterior | a c d | 25602 |
| 116 Smith Street NARACOORTE | Shop; Shopfront | a d | 25604 |
| 124-140 Smith Street NARACOORTE | Former Rivoli Theatre; Whole of exterior | c d | 25605 |
| 158 Smith Street NARACOORTE | Kincraig Hotel; Whole of exterior of two-storey building | a c d | 25606 |
| 95 Smith / MacDonnell Street NARACOORTE | Town Hall (former Institute); Whole of exterior | a c d e | 25603 |
| Stewart Terrace NARACOORTE | Cemetery Gates, Wall & Sexton's Room:; Cemetery gates, wall and Sextons Cottage including cypress pine trees | a e | 25556 |
| Wimmera Highway NARACOORTE | Homestead 'Penkyne'; Whole of exterior | a e | 25558 |
| Stewart Terrace / Wattle Avenue corner NARACOORTE | Dwelling, Cottage and Stables; Whole of exterior of stone house, cottage and Stables excluding later additions | a e | 25557 |
| Princes Highway REEDY CREEK | Farm Group 'Conmurra'; Whole of exterior of Homestead, Shearing Shed and Stables | a d e | 25575 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Lochaber South Road STEWARTS RANGE | Shearing Shed 'Messamurry'; Surviving fabric of stone and iron building and function related historic internal elements | a c d | 25559 |
| Lucindale Road STEWARTS RANGE | Shearing Shed and Outbuildings 'The Nook'; Whole of exterior of stone and iron buildings and function related historic internal elements | a c | 25560 |
| Maranoa Downs Road STEWARTS RANGE | Dwelling; Whole of exterior excluding later additions | a c | 25561 |
| Old Kingston Road STEWARTS RANGE | Farm Complex (ruins); Surviving fabric of stone and iron buildings | a b | 25562 |
| Plantation Road STEWARTS RANGE | Plantation; Surviving plantation of sugar gum trees | a c | 25563 |
| Stewarts Range Road STEWARTS RANGE | Dwelling and Almond Grove; Whole of exterior of dwelling and grove of trees | a b | 25565 |
| Stewarts Range Road STEWARTS RANGE | Sheep Dip; Surviving stone and iron structure | a b | 25566 |
| Stewarts Range Road STEWARTS RANGE | Former Stewarts Range School; Whole of exterior of school buildings | a c | 25564 |
| Riddoch Highway STRUAN | Working Men's Graves; Headstones | a | 25576 |
| Comaum - Wrattonbully Road WRATTONBULLY | Farm Group 'Wrattenbullie'; Whole of exterior of Homestead and Shearers' Quarters | a d e | 25569 |

## Norwood Payneham and St Peters

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 3 Baliol Street COLLEGE PARK | Former Congregational Church; Whole of exterior (excluding addition) including front fence. | a c d f | 6363 |
| 5 Baliol Street COLLEGE PARK | Dwelling ('Rothesay Villa'); Whole of exterior (excluding addition) including front fence. | a d e | 6364 |
| 6 Harrow Road COLLEGE PARK | Dwelling ('Poltoonga'); Whole of exterior including front fence. | a c e | 6365 |
| 1/ 2 Marlborough Street COLLEGE PARK | Former Butcher's Shop Attached Dwelling; Whole of exterior. | a b d | 7701 |
| 4 Marlborough Street COLLEGE PARK | Dwelling ('Kados'); Whole of exterior excluding addition. | a d | 6366 |
| 6 Marlborough Street COLLEGE PARK | Dwelling ('Glenfillian'); Whole of exterior excluding rear wall and addition. | a d | 6367 |
| 8 Marlborough Street COLLEGE PARK | Dwelling ('Munburnie'); Whole of exterior. | a d e | 6368 |
| 85 North Terrace COLLEGE PARK | Row Dwelling; Whole of exterior excluding modern additions to the shop, modifications to verandah and rear wall. | b d | 6369 |
| 87 North Terrace COLLEGE PARK | Row Dwelling; Whole of exterior excluding rear wall. | b d | 7804 |
| 89 North Terrace COLLEGE PARK | Row Dwelling; Whole of exterior excluding rear wall. | b d | 7805 |
| 19-23 Payneham Road COLLEGE PARK | Duke of Leinster Building; Whole of exterior excluding rear wall. | a c d | 6370 |
| 25 Payneham Road COLLEGE PARK | Former Dwelling; Whole of original exterior excluding addition. | a d e | 6371 |
| 29 Payneham Road (corner of Marlborough Street) COLLEGE PARK | Former Butchers Shop; Whole of exterior. | a b d | 6372 |
| 31 Payneham Road (corner of Marlborough Street) COLLEGE PARK | Former Butchers Shop; Whole of exterior. | a b d | 7700 |
| 33 Payneham Road COLLEGE PARK | Corner Shop; Whole of exterior. | a b d | 6373 |
| 35 Payneham Road COLLEGE PARK | Shop; Whole of exterior. | a b d | 6374 |
| 43 Payneham Road COLLEGE PARK | Shop; Whole of exterior. | a b d | 6376 |
| 45 Payneham Road COLLEGE PARK | Shop; Whole of exterior. | a b d | 6377 |
| 3 Pembroke Street COLLEGE PARK | Dwelling ('St Helen's'); Whole of exterior. | a d | 6379 |
| 5 Pembroke Street COLLEGE PARK | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of a Federation / Inter-War transitional dwelling with Federation Bungalow and Federation Arts & Crafts detailing. Includes all original roughcast rendered masonry walls, original form and materials relating to the roofline including all tiling, chimneys and verandah forms. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28219 |
| 18 Trinity Street COLLEGE PARK | Dwelling; Whole of exterior. | a d e | 6380 |
| 152 Payneham Road EVANDALE | Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops. | a d | 6444 |
| 154 Payneham Road EVANDALE | Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops. | a d | 7743 |
| 156 Payneham Road EVANDALE | Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops. | a d | 7744 |
| 158 Payneham Road EVANDALE | Row Shops; Whole of exterior. | a d | 6445 |
| 160 Payneham Road EVANDALE | Row Shops; Whole of exterior. | a d | 7745 |
| 162 Payneham Road EVANDALE | Row Shops; Whole of exterior. | a d | 7746 |
| 172 Payneham Road EVANDALE | Former Church; Whole of exterior excluding rear wall. | a c d | 6446 |
| 5-11 Briar Road FELIXSTOW | Former Payneham Primary School; External form and fabric of 1950s L-shaped brick Building One. | a c d | 7301 |
| 6 Briar Road FELIXSTOW | Dwelling (Darroch House); External form and fabric of 2 storey 1886 dwelling including verandahs, excludes later verandah floor. | a d e | 7300 |
| 69 Briar Road FELIXSTOW | Fogolar Furlan Club; The initial purpose and use of the Club, focusing on its links with the Italian migration to the area during the 1950s and 60s. Does not exclude upgrading of buildings. | a c | 7302 |
| 188 O G Road FELIXSTOW | Garden of Remembrance (Payneham RSL Memorial Gardens); Gardens and associated monuments and structures. | a b | 7799 |
| 489 Payneham Road FELIXSTOW | Restaurant (Former Mario's Store); Original external form, materials and detailing of 1950s shop including the central raised section of the parapet containing the Mario sign. | a c e | 7303 |
| 126 Gage Street FIRLE | Dwelling; Original external form, materials and details of c1901 sandstone house, including c1910-1920 woven wire fence. | a d | 7308 |
| 3 Barnes Road GLYNDE | Dwelling; Original external form, materials and details of c1905 house. Excludes front verandah, later southern and eastern additions and aluminium tiled roof. | a | 7309 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 15 Barnes Road GLYNDE | Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension. | a d | 7310 |
| 17 Barnes Road GLYNDE | Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension. | a d | 7797 |
| 19 Barnes Road GLYNDE | Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension. | a d | 7798 |
| 21 Barnes Road GLYNDE | Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension. | a d | 7796 |
| 47 Barnes Road GLYNDE | Dwelling; Original external form, materials and details of c1910 asymmetrical sandstone villa. | a d | 7311 |
| 31-33 Glynburn Road GLYNDE | Glynde Fire Station; Original external form, materials and details of c1950 yellow brick purpose designed building. | a c d | 7313 |
| 8 Athelney Avenue (2a Rugby Street) HACKNEY | Dwelling ('Athelney') & Coachhouse; All dwellings. | a d e | 6381 |
| 11 Bertram Street HACKNEY | Dwelling (Former 'Hailes Villa' Gardener's Cottage); Whole of exterior. | a b d | 6382 |
| Hackney Road HACKNEY | St Peters College; Big School Room, Chapel, Shinkfield Building (Preparatory School), Memorial Hall, Da Costa Hall, 'Headmaster's House', Pentreath', the Chemistry Building, the Physics Building, the Big Quad Classrooms and the Big Quad including Memorial Fountain. | a c d e f | 6393 |
| 3 Hackney Road HACKNEY | Row Dwelling; Whole of exterior. | a d | 6384 |
| 5 Hackney Road HACKNEY | Row Dwelling; Whole of exterior. | a d | 7817 |
| 7 Hackney Road HACKNEY | Row Dwelling; Whole of exterior. | a d | 7818 |
| 9 Hackney Road HACKNEY | Row Dwelling; Whole of exterior. | a d | 7820 |
| 55 Hackney Road HACKNEY | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Inter-War Bungalow. Includes all original roughfaced masonry walls with clinker brick base, original form and materials relating to the roof including all tiling, chimneys and verandah forms. The form and materials of all early window and door fittings are also included in the listing. The original carport and boundary fence are of significance and are included in the listing. All later additions, comprising rear late 20th century additions and alterations, are not included in the listing. | a d | 28220 |
| 57 Hackney Road HACKNEY | Dwelling ('Parkview') & Palm Trees; Whole of exterior including two palm trees and front fence. | a b d e g | 6385 |
| 61 Hackney Road HACKNEY | Dwelling; Whole of exterior. | a b d e | 6386 |
| 63 Hackney Road HACKNEY | Former Dwelling ('Vailima'); Whole of exterior including front fence. | a b d e | 6387 |
| 69 Hackney Road HACKNEY | Mocatta House; Whole of exterior including garden. | a b d e | 6388 |
| 79 Hackney Road HACKNEY | Former Dwelling ('Park Lodge'); Whole of exterior including front fence (excluding additions). | a b d | 6389 |
| 85 Hackney Road HACKNEY | Dwelling ('Edgerly'); Whole of exterior. | a b d | 6390 |
| 95 Hackney Road HACKNEY | Hackney Hotel; Whole of exterior excluding contemporary additions. | a c | 6391 |
| 2 Hatswell Street HACKNEY | Dwelling (Former 'Hailes Villa' Coachhouse/Stables); Whole of exterior. | a b d | 7732 |
| 23 North Terrace HACKNEY | Dwelling ('Singleton'); Whole of exterior. | a c d | 6394 |
| 31 North Terrace HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 6395 |
| 33 North Terrace HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 7867 |
| 37 North Terrace HACKNEY | Row Dwelling; Whole of exterior. | a b d | 6396 |
| 39 North Terrace HACKNEY | Row Dwelling; Whole of exterior. | a b d | 7863 |
| 41 North Terrace HACKNEY | Row Dwelling; Whole of exterior. | a b d | 7864 |
| 1 Osborne Street HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 6397 |
| 3 Osborne Street HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 7809 |
| 6 Osborne Street HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 6399 |
| 8 Osborne Street HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 7811 |
| 23 Osborne Street HACKNEY | Dwelling; Whole of exterior excluding northern lean -to addition and rear facade. | a d | 6398 |
| 23a Osborne Street HACKNEY | Dwelling; Whole of exterior excluding northern lean -to addition and rear facade. | a d | 7810 |
| 2 Oxford Street HACKNEY | Dwelling (Former 'Hailes Villa' Coachmans House); Whole of exterior including front fence. | a b d | 6400 |
| 5 Oxford Street HACKNEY | Attached Dwelling; Whole of exterior including front fence. | a b d | 6401 |
| 5a Oxford Street HACKNEY | Attached Dwelling; Whole of exterior including front fence. | a b d | 7727 |
| 5 Palm Terrace (Off North Terrace, St Peters College) HACKNEY | Row Dwelling; Whole of exterior. | a b d e | 6402 |
| 6 Palm Terrace (Off North Terrace, St Peters College) HACKNEY | Row Dwelling; Whole of exterior. | a b d e | 7806 |
| 7 Palm Terrace (Off North Terrace, St Peters College) HACKNEY | Row Dwelling; Whole of exterior. | a b d e | 7807 |
| 8 Palm Terrace (Off North Terrace, St Peters College) HACKNEY | Row Dwelling; Whole of exterior. | a b d e | 7808 |
| 2 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 6403 |
| 4 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7733 |
| 6 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7734 |
| 8 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7735 |
| 10 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7736 |
| 12 Regent Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7737 |
| 25 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 6404 |
| 27 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7843 |

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|---|---|---|---|
| 29 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7844 |
| 31 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7848 |
| 33 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 6405 |
| 35 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7845 |
| 36 Richmond Street HACKNEY | Uniting Church; Original 1906 building fabric fronting Richmond Street including main hall and two classrooms but excluding the rear additions. | a c | 6406 |
| 37 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7846 |
| 39 Richmond Street HACKNEY | Row Dwelling; Whole of original exterior. | a b d | 7847 |
| 46 Richmond Street HACKNEY | Dwelling (Former Park Farm Barn); Whole of the building, excluding the later porch additions on the eastern elevation, lean-to additions on the western elevation and lower brick and framed structure to the north. | a | 6407 |
| 55 Richmond Street HACKNEY | Attached Dwelling; Whole of exterior excluding addition. | a b d | 6408 |
| 57 Richmond Street HACKNEY | Attached Dwelling; Whole of exterior. | a b d | 7768 |
| 13/ 6 Vailima Court HACKNEY | Former ('Vailima') Coach House; Whole of exterior. | a b d e | 6383 |
| 14/ 6 Vailima Court HACKNEY | Former ('Vailima') Coach House; Whole of exterior. | a b d e | 7851 |
| 15/ 6 Vailima Court HACKNEY | Former ('Vailima') Coach House; Whole of exterior. | a b d e | 7852 |
| 13 Westbury Street HACKNEY | Dwelling; Whole of exterior. | a d | 6409 |
| 14 Hanson Avenue HEATHPOOL | Modern Movement Stone Dwelling | a b d | 5779 |
| 25 Heathpool Avenue HEATHPOOL | Steel Plough - Monument to Heathpool Farm | a | 5780 |
| 9 Lesbury Avenue HEATHPOOL | Federation Brick & Render Villa | a b d | 20490 |
| 3 Newcastle Street HEATHPOOL | Dwelling ('The Croft'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Inter-War Georgian Revival dwelling. Includes Inter-War Georgian Revival classical detailing; the original external form and materials relating to the roof including tiling, chimney, ventilators; the original form and materials relating to the verandah including columns; and early timber and door elements including early timber shutters. The early brick fence on the portion of the front boundary east of the tennis court area is of significance and is included in the listing. All later additions, comprising rear late 20th century additions and alterations, are not included in the listing. | a d e | 28221 |
| 4 Northumberland Street HEATHPOOL | Federation Red Brick & Sandstone Dwelling | a b d | 5835 |
| 7 Northumberland Street HEATHPOOL | Federation Red Brick & Bluestone Dwelling | a b d | 5836 |
| 12 Northumberland Street HEATHPOOL | Victorian Bluestone Dwelling | a b f | 5837 |
| 2A Stafford Grove HEATHPOOL | Asymmetrical Federation Queen Anne Bluestone Dwelling 'Kay House' | a b d | 5908 |
| 1 Stannington Avenue HEATHPOOL | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all rockfaced and rendered masonry construction, all form and materials relating to the 'triple fronted' roof including rendered masonry chimneys, terracotta tiling, rendered bargeboards with timber detailing and timber verandah forms with rockfaced masonry pillars with rendered treatments. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28222 |
| 2 Stannington Avenue HEATHPOOL | Dwelling ('Frayston'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow with Federation Arts & Crafts detailing. Includes all original masonry walls, original form and materials relating to the 'triple fronted' roof including all tiling, chimneys and verandah forms. The form and materials of all early window and door fittings are also included in the listing. All later additions, comprising rear late 20th century additions and alterations, are not included in the listing. | a d | 28223 |
| 2B Stannington Avenue HEATHPOOL | Dwelling ('Daarewin'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all original masonry walls, original form and materials relating to the 'triple fronted' roof including all tiling, chimneys and verandah forms. The form and materials of all early window and door fittings are also included in the listing. All later additions, comprising rear late 20th century additions and alterations, are not included in the listing. | a d e | 28224 |
| 3 Stannington Avenue HEATHPOOL | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all original rendered and brick masonry walls, form and materials relating to the 'triple fronted' roof including brick and rendered masonry chimneys and timber verandah forms. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28225 |
| 4 Stannington Avenue HEATHPOOL | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all rockfaced masonry walls with rendered detailing, all form and materials relating to the 'triple fronted' roof including rendered masonry chimneys, terracotta tiling and timber verandah forms. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28226 |
| 6 Stannington Avenue HEATHPOOL | Dwelling; The form and materials of all elements that contribute to the building's identity as an example of an Interwar Bungalow, including all brick and rendered masonry construction, all form and materials relating to the 'triple fronted' roof including rendered masonry chimneys, terracotta tiling, rendered bargeboards with timber detailing and timber verandah forms with brick masonry pillars with rendered treatments. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28227 |
| 7 Stannington Avenue HEATHPOOL | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all brick and rendered masonry walls, all form and materials relating to the 'triple fronted' roof including brick and rendered masonry chimneys, terracotta tiling, 'Kentish' styled timber bargeboards and timber verandah forms with brick and rendered masonry pillars. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28228 |
| 10 Stannington Avenue HEATHPOOL | Inter-War Old English 'Stockbroker's Tudor' | a b d | 5909 |

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|---|---|---|---|
| 11 Stannington Avenue HEATHPOOL | Dwelling ('Ralston'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an 'Interwar Bungalow'. Includes all rockfaced masonry walls with 'clinker' brick embellishments, all form and materials relating to the 'triple fronted' roof including rockfaced masonry chimneys, terracotta tiling, 'Kentish' styled timber bargeboards and timber verandah forms with rockfaced masonry pillars with 'clinker' brick embellishments. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28229 |
| 13 Stannington Avenue HEATHPOOL | Dwelling; The form and materials of all elements that contribute to the dwelling's 'Inter-War Old English' design, including all masonry walls with terracotta shingles, roof form and materials, including tiling, chimneys and decorative stuccoed bargeboards. Form and materials of porches, including extending roofline, masonry and all structural and decorative timberwork are included in the listing. Original timber door and window fittings, including original shutters, bullion 'glass bottle' window panes and lead framing are included in the listing. All later additions and alterations are not included in the listing. | a d | 28230 |
| 18 Stannington Avenue HEATHPOOL | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of a Californian Bungalow. Includes all rockfaced and rendered masonry construction, all form and materials relating to the 'triple fronted' roof including rockfaced and rendered masonry chimneys, terracotta tiling, rendered bargeboards with timber detailing and timber verandah forms with rockfaced masonry pillars with rendered treatments. The form and materials of all early window and door fittings are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28231 |
| 227 Payneham Road JOSLIN | Dwelling; Original external form, materials and details of early twentieth century villa. Excludes later extension. | a d | 7314 |
| 245 Payneham Road JOSLIN | Dwelling; Original external form, material and details of early twentieth century villa, including small square entrance pavilion on the south side of the house. | a d | 7315 |
| 15-17 Bishop's Place KENSINGTON | Victorian Bluestone Duplex Cottage | a b d | 5640 |
| 7 Bridge Street KENSINGTON | Sandstone Villa | a b d | 5641 |
| 8 Bridge Street KENSINGTON | Rendered-Masonry Cottage | a b d | 5642 |
| 22 Bridge Street KENSINGTON | Rendered Brick Cottage | a b d | 5643 |
| 36 Bridge Street KENSINGTON | Gable-fronted Bluestone - Commercial Premises & attached Parapet-Walled Shop | a b d e | 5644 |
| 38 Bridge Street KENSINGTON | Rendered-Masonry Cottage | a b d | 5645 |
| 46 Bridge Street KENSINGTON | Federation Vernacular Stone - St Joseph's Memorial School for Infants | a b c d e | 5646 |
| 52 Bridge Street KENSINGTON | Early Victorian Cottage | a b d | 5647 |
| 54 Bridge Street KENSINGTON | Semi-Detached Rendered Brick Cottage & Parapet Wall | a b d | 5648 |
| 56 Bridge Street KENSINGTON | Semi-Detached Rendered Brick Cottage & Parapet Wall | a b d | 5649 |
| 67 Bridge Street KENSINGTON | St. Matthews Hall - Victorian Red Brick | a b c d | 6053 |
| 70 Bridge Street KENSINGTON | Early Brick Cottage | a b | 5650 |
| 76 Bridge Street KENSINGTON | Victorian Bluestone Villa | a b d | 5651 |
| 7-17 Dankel Avenue KENSINGTON | Edwardian Terrace Building accommodating six attached Bluestone Dwellings | a b d | 5671 |
| 16 High Street KENSINGTON | Victorian Brick Cottage | a b d | 5781 |
| 20 High Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5782 |
| 21 High Street KENSINGTON | Mid-Victorian Bluestone Villa | a b d | 5783 |
| 24 High Street KENSINGTON | Victorian Masonry Duplex | a b d | 6058 |
| 24A High Street KENSINGTON | Victorian Masonry Duplex | a b d | 6059 |
| 26 High Street KENSINGTON | Victorian Masonry Duplex | a b d | 5784 |
| 44 High Street KENSINGTON | Former Factory/Shop 'Terence Feltus Architects' | a b d | 5785 |
| 54-54A High Street KENSINGTON | Victorian Stone Villa & Shop Frontage | a b d f | 5786 |
| 61-63 High Street KENSINGTON | Victorian Bluestone Attached Dwellings | a b d | 5787 |
| 1/ 65 High Street KENSINGTON | Victorian Bluestone Dwelling | a b d | 5788 |
| 2/ 65 High Street KENSINGTON | Victorian Bluestone Dwelling | a b d | 20489 |
| 67 High Street KENSINGTON | Victorian Dwelling | a b d | 5789 |
| 69 High Street KENSINGTON | Victorian Dwelling | a b | 5790 |
| 95-97 High Street KENSINGTON | Victorian Bluestone Semi-detached Duplex | a b d | 5791 |
| 151 Kensington Road KENSINGTON | Victorian Bluestone Terraces | a b d | 5804 |
| 153 Kensington Road KENSINGTON | Victorian Bluestone Terraces | a b d | 5805 |
| 155 Kensington Road KENSINGTON | Victorian Bluestone Terraces | a b d | 5806 |
| 159 Kensington Road KENSINGTON | Attached Bluestone Dwelling | d e | 6247 |
| 219 Kensington Road KENSINGTON | Victorian Bluestone Dwelling | a e | 5807 |
| 239 Kensington Road KENSINGTON | Victorian Bluestone Hotel 'Marryatville Hotel' | a b d | 6077 |
| 23 Maesbury Street KENSINGTON | Victorian Bluestone Villa | a b d | 5811 |
| 24 Maesbury Street KENSINGTON | Mid-Victorian Bluestone Cottage | a b d | 5812 |
| 41 Maesbury Street KENSINGTON | Rendered Brick Cottage | a b d | 5813 |
| 48 Maesbury Street KENSINGTON | Masonry Victorian Dwelling | a b d e | 5814 |
| 57 Maesbury Street KENSINGTON | Victorian Masonry Cottage | a b d | 5815 |
| 58 Maesbury Street KENSINGTON | Colonial Bluestone Chapel | a b | 5816 |
| 60 Maesbury Street KENSINGTON | Pioneer's Memorial Garden - low stone wall; Council Reserve. | a b | 5817 |
| 63 Maesbury Street KENSINGTON | Red Brick Victorian Cottage | a b d | 5818 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5821 |
| 2 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5822 |
| 3 Marchant Street KENSINGTON | Victorian Sandstone Cottage | a b d | 5823 |
| 4 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5824 |
| 5 Marchant Street KENSINGTON | Victorian Red Brick & Sandstone Cottage | a b d | 5825 |
| 6 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5826 |
| 8 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5827 |
| 10 Marchant Street KENSINGTON | Victorian Brick & Stone Cottage | a b d | 5828 |
| 2-4 Phillips Street KENSINGTON | Victorian Semi-detached Brick & Stone Dwellings | a b d | 6060 |
| 17 Phillips Street KENSINGTON | Federation Red Brick & Stucco Building 'Family Planning Association of SA Inc.' | a b d | 5863 |
| 26-28 Phillips Street KENSINGTON | Norwood Swimming Pool; Masonry Swimming Pool Complex. | a c e f | 5864 |
| 18 Regent Place KENSINGTON | Victorian Brick Cottage | a b d | 5879 |
| 23 Regent Street KENSINGTON | Victorian Bluestone Hotel 'Kensington Hotel'; Original building and all associated original building fabric. | a b d | 5880 |
| 25 Regent Street KENSINGTON | Victorian Bluestone Villa | a b d | 5881 |
| 41 Regent Street KENSINGTON | Victorian Masonry Cottage | a b d | 5882 |
| 42 Regent Street KENSINGTON | Victorian Stone Dwelling | a b d | 5883 |
| 1 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5884 |
| 2 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5885 |
| 3 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5886 |
| 4 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5887 |
| 5 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5888 |
| 6 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5889 |
| 7 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5890 |
| 8 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5891 |
| 10 Richmond Street KENSINGTON | Victorian Bluestone Cottage | a b d | 5892 |
| 322A The Parade KENSINGTON | Victorian Bluestone & Red Brick Villa | a b d f | 5962 |
| 330 The Parade KENSINGTON | Victorian Bluestone Dwelling & Shop | a b d | 5961 |
| 16 Thornton Street KENSINGTON | Asymmetric Victorian Villa - Bluestone | a b d | 5964 |
| 25 Thornton Street KENSINGTON | Victorian Bluestone & Red Brick Dwelling | a b d | 5965 |
| 40 Thornton Street KENSINGTON | Victorian Bluestone Semi-Detached Dwelling | a b d | 5966 |
| 42 Thornton Street KENSINGTON | Victorian Bluestone Semi-Detached Dwelling | a b d | 5967 |
| 5 Wellington Street KENSINGTON | Victorian Cottage | a b d | 5976 |
| 8 Wellington Street KENSINGTON | Victorian Bluestone Villa | a b c d e | 5977 |
| 9 Wellington Street KENSINGTON | Victorian Bluestone & Red Brick Cottage | a b d f | 5978 |
| 17-19 Wellington Street KENSINGTON | Former 'Freemason's Arms' Rendered Masonry Colonial Hotel | a b c d e | 5979 |
| 34 College Road KENT TOWN | Mid-Victorian Bluestone Cottage | a b d | 5669 |
| 36 College Road KENT TOWN | Victorian Villa | a b d | 5670 |
| 29 Dequetteville Terrace KENT TOWN | Federation Mansion | a b d | 5672 |
| 30 Dequetteville Terrace KENT TOWN | Federation Mansion | a b d | 5673 |
| 31 Dequetteville Terrace KENT TOWN | Federation Queen Anne Dwelling | a b d | 5674 |
| 34 Dequetteville Terrace KENT TOWN | Federation Villa | a b d | 5675 |
| 35 Dequetteville Terrace KENT TOWN | Asymmetrical Bluestone Victorian/Edwardian Villa | a b d | 5676 |
| 37 Dequetteville Terrace KENT TOWN | Sandstone Edwardian Villa | a b d | 5678 |
| 38 Dequetteville Terrace KENT TOWN | Sandstone Edwardian Villa | a b d | 5679 |
| 6 Flinders Street KENT TOWN | Two Bluestone Victorian Cottages | a b d | 5734 |
| 8 Flinders Street KENT TOWN | Two Bluestone Victorian Cottages | a b d | 5735 |
| 9 Flinders Street KENT TOWN | Victorian Cottage | a b d | 5736 |
| 10 Flinders Street KENT TOWN | Two Victorian Stone Dwellings | a b d | 5737 |
| 12 Flinders Street KENT TOWN | Two Victorian Stone Dwellings | a b d | 5738 |
| 16 Flinders Street KENT TOWN | Edwardian Sandstone & Redbrick Dwelling | a b d | 5739 |
| 18 Flinders Street KENT TOWN | Victorian Masonry Dwelling | a b d e | 5740 |
| 23 Flinders Street KENT TOWN | Bluestone Villa | a b d e | 5741 |
| 29 Flinders Street KENT TOWN | Victorian Bluestone Villa | a b d | 5742 |
| 54 Flinders Street KENT TOWN | Late-Victorian Sandstone/Redbrick Villa | a b d | 5743 |
| 56 Flinders Street KENT TOWN | Late Victorian Bluestone/Redbrick Villa | a b d | 5744 |
| 11 Fullarton Road KENT TOWN | Bluestone & Brick Shop & Attached Dwelling | a b c d | 6056 |
| 37 Fullarton Road KENT TOWN | Late Victorian Bluestone Villa | a b d | 5748 |
| 47 Fullarton Road KENT TOWN | Late Victorian Stone & Brick Villa | a b d | 5751 |
| 49 Fullarton Road KENT TOWN | Victorian Masonry Bridge & Red Brick Parapet to First Creek | a b | 5753 |
| 3/ 69 Fullarton Road KENT TOWN | Victorian Shop | a b | 5755 |
| 6 King William Street KENT TOWN | Edwardian Sandstone & Bluestone Villa; Excluding garage extension. | a b d | 5808 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 74 King William Street (also known as 10 College Road) KENT TOWN | Victorian Outbuilding & Wall (rear of property) | a b | 5810 |
| 18 Little Wakefield Street KENT TOWN | Bridge Parapet | a b d | 6315 |
| 32 North Terrace KENT TOWN | Former Victorian Bluestone Dwelling | a b d | 5832 |
| 58 North Terrace KENT TOWN | Victorian Masonry Cottage | a b d | 5833 |
| 60 North Terrace KENT TOWN | Victorian Sandstone & Bluestone Villa | a b d | 5834 |
| 17 Rundle Street KENT TOWN | Victorian Bluestone & Red Brick Shop & Dwelling 'Sefton House' | a b d | 5895 |
| 21 Rundle Street KENT TOWN | 5 x Two Storey Victorian Bluestone Rowhouses | a b d | 5896 |
| 23 Rundle Street KENT TOWN | 5 x Two Storey Victorian Bluestone Rowhouses | a b d | 5897 |
| 25 Rundle Street KENT TOWN | 5 x Two Storey Victorian Bluestone Rowhouses | a b d | 5898 |
| 27 Rundle Street KENT TOWN | 5 x Two Storey Victorian Bluestone Rowhouses | a b d | 5899 |
| 29 Rundle Street KENT TOWN | 5 x Two Storey Victorian Bluestone Rowhouses | a b d | 5677 |
| 76 Rundle Street KENT TOWN | Victorian Corner Pub 'Kent Town Hotel' | a b d e f | 5900 |
| 78 Rundle Street KENT TOWN | Mid-Victorian Bluestone Corner Shop & Dwelling | a b d | 5901 |
| 93 Rundle Street KENT TOWN | Mid Victorian Bluestone Corner Shop & Dwelling | a b d | 5902 |
| 97 Rundle Street KENT TOWN | Two Storey Red Brick & Sandstone Victorian Dwelling | a b d | 5903 |
| 98 Rundle Street KENT TOWN | Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence | a b d | 5904 |
| 100 Rundle Street KENT TOWN | Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence | a b d | 5905 |
| 107 Rundle Street KENT TOWN | Victorian Shop & Dwelling | a b d | 5906 |
| 112-118 Rundle Street KENT TOWN | Edwardian/Federation Terrace Building Former 'Cecil Mansions' | a b d | 6094 |
| 120 Rundle Street KENT TOWN | Late Victorian Sandstone Dwelling | a b d | 5907 |
| 26 Wakefield Street KENT TOWN | Late Victorian Red Brick & Stone Dwelling | a b | 5973 |
| 31 Wakefield Street KENT TOWN | Victorian Rendered Terrace Residence & Fence | a b d | 5974 |
| 33 Wakefield Street KENT TOWN | Victorian Rendered Terrace Residence & Fence | a b d | 5975 |
| 6 Battams Road MARDEN | Dwelling ('Azara'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of a Federation / Inter-War transitional dwelling with Federation Bungalow and Federation Arts & Crafts detailing, including all original brick masonry walls and rendered areas. The original form and materials relating to the roofline including all tiling, chimneys and verandah forms are included in the listing. The form and materials of all early window and door fittings and window shades are also included in the listing. All later additions, comprising rear late 20th century additions and alterations, are not included in the listing. | a d | 28232 |
| 58 Battams Road MARDEN | Dwelling; Original external form, materials and details of c1882 residence. | a d e | 7316 |
| 1 Church Street MARDEN | Dwelling (Beasley's); External form, materials and details of c1850s and later house including the 1920s sections. | a d e | 7318 |
| 10 Church Street MARDEN | Dwelling; Original external form, materials and details of c1850s residence and c1870s section. Excludes later verandah. | a d e | 7319 |
| 21 Church Street MARDEN | Dwelling; Original external form, materials and details of c1850s bluestone villa, and c1881 wing. Excludes later extensions. | a d e | 7320 |
| 213 O G Road MARDEN | Dwelling ('Valencia'); Original external form, materials and details of 1920 Gentlemen's bungalow excluding rear wall. | a d e f | 7321 |
| 341 Payneham Road MARDEN | Uniting Church Manse; Original external form, materials and detailing of 1881-2 bluestone manse. Excludes later rear extensions. | a d f | 7322 |
| 391 Payneham Road MARDEN | Former Police Station; Original external form, materials and details of 1920s purpose built police station building, excluding later additions. | a c d | 7323 |
| 6 Dudley Road MARRYATVILLE | Victorian Masonry Two-Storey Dwelling | a b d | 5680 |
| 12 Dudley Road MARRYATVILLE | Masonry Bridge/fence | a b d | 5681 |
| 2-2A Hackett Terrace MARRYATVILLE | Bridge & Parapet Wall | a b | 5778 |
| 146-148 Kensington Road MARRYATVILLE | St Matthews Church - Victorian 'Village' Church | a b d f | 5802 |
| 146-148 Kensington Road MARRYATVILLE | St Matthew's Church Rectory - Victorian Bluestone Rectory Dwelling | a b d | 6075 |
| 150-184 Kensington Road MARRYATVILLE | Marryatville High School - Inter-War Stripped Classical/Post War American Colonial Style School Building (Block A) | a d f | 6076 |
| 184 Kensington Road MARRYATVILLE | Brick Vaulted Bridge - Rendered Masonry Parapet | a b | 18919 |
| 186 Kensington Road MARRYATVILLE | Inter-War Old English Dwelling (Lot 15) | a b d f | 5803 |
| 316-322 Portrush Road MARRYATVILLE | Former Dwelling ('Mararoa'); External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of a Federation Old English dwelling. Includes all brick and rendered masonry walls, original roof form and materials including 'Old English' rendered masonry chimneys and all 'Old English' half-timbered gable detailing, including timber bracing and brackets. All verandah elements, including 'Old English' splayed brick piers and stepped and recessed entrance portal, are included in the listing. All original door and window elements are included in the listing. The external form and materials of the early 20th century garage are included in the listing. All later additions and alterations are not included in the listing. | a d e | 28233 |
| 7 Talbot Grove MARRYATVILLE | Inter-War Old English Sandstone Dwelling | a b d | 5924 |
| 5 The Crescent MARRYATVILLE | Modern Movement Flat Roofed Dwelling | a b d | 5925 |
| 9 The Crescent MARRYATVILLE | Modern Movement Dwelling | a d | 5926 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 11 Augusta Street MAYLANDS | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an 'Interwar Bungalow' with 'Federation Arts & Crafts' elements. Includes all brick and rough-faced stonework masonry elements, the form and materials of the hipped and gabled roof with terracotta tiling, brick chimneys, timber eaves brackets and verandah detailing, including brick and rough-faced stonework pylons and all 'Federation Arts & Crafts' timberwork, including brackets, braces and friezes. The form of timber louvred gable ventilators and early window and door elements are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28234 |
| 17a Augusta Street MAYLANDS | Former Uniting Church; Whole of exterior of both churches and hall. | a c d f | 6429 |
| 27 Augusta Street MAYLANDS | Former Church; Whole of exterior. | a c d | 6430 |
| 28 Clifton Street (corner of Phillis Street) MAYLANDS | Shop/Dwelling; Whole of exterior. | a b d | 6431 |
| 10 Frederick Street MAYLANDS | Dwelling; Whole of exterior. | d | 6432 |
| 12 Frederick Street MAYLANDS | Dwelling; Whole of exterior. | d | 6433 |
| 44 Frederick Street (corner of Dover Street) MAYLANDS | Former Shop/Dwelling; Whole of exterior. | a b d | 6434 |
| 167-169 Magill Road MAYLANDS | Attached Shops; Whole of exterior. | a d | 6436 |
| 173 Magill Road MAYLANDS | Attached Shop; Whole of exterior. | a d | 6437 |
| 175 Magill Road MAYLANDS | Attached Shop; Whole of exterior. | a d | 7868 |
| 177 Magill Road (corner of Frederick Street) MAYLANDS | Shop; Whole of exterior. | a b d | 6438 |
| 205 Magill Road (corner of Augusta Street) MAYLANDS | Shop (Former Dwelling); Whole of exterior including the rear single storey building. | a d | 6439 |
| 6 Mayfair Street MAYLANDS | Dwelling; Whole of exterior including front fence. | d | 6440 |
| 65-67 Phillis Street (corner of Clifton Street) MAYLANDS | Maylands Hotel; Whole of exterior excluding addition. | a c d | 6441 |
| 104 Phillis Street (corner of Janet Street) MAYLANDS | Former Shop/Dwelling; Whole of exterior including verandah. Excluding rear lean-to. | a b d f | 6442 |
| 157-159 Portrush Road MAYLANDS | Maylands Church of Christ Group; Whole of exterior of the church and two halls to the rear. | a c d | 6443 |
| 3-3a Alfred Street NORWOOD | Bridge & Parapet | a b | 5609 |
| 31 Beulah Road NORWOOD | Former Salvation Army Hall | a b d f | 5610 |
| 49 Beulah Road NORWOOD | St Mary's Church (formerly Catholic School/Church) | a b d | 5611 |
| 62 Beulah Road NORWOOD | Dwelling used as School Dental Service Centre.; Excluding post 1956 additions. | a b d f | 5612 |
| 63 Beulah Road NORWOOD | Edwardian Villa | a b d | 5613 |
| 64 Beulah Road NORWOOD | Bluestone Victorian Villa | a b d | 5614 |
| 67 Beulah Road NORWOOD | Bluestone Cottage | a b d | 5615 |
| 68 Beulah Road NORWOOD | Victorian Villa | a b d | 5616 |
| 69 Beulah Road NORWOOD | Two Storey Victorian Row-House Dwelling | a b d f | 5617 |
| 71 Beulah Road NORWOOD | Victorian Stone Dwelling | a b d | 5618 |
| 72 Beulah Road NORWOOD | Bluestone Villa (forms part of Woodroofe Estate) | a b d | 5619 |
| 73 Beulah Road NORWOOD | Bluestone Villa | a b d | 5620 |
| 74 Beulah Road NORWOOD | Bluestone Villa | a b d | 5621 |
| 78 Beulah Road NORWOOD | Bluestone Villa | a b d | 5622 |
| 80 Beulah Road NORWOOD | Bluestone Cottage | a b d | 5623 |
| 82 Beulah Road NORWOOD | Bluestone Cottage | a b d | 5624 |
| 87 Beulah Road NORWOOD | Greek Orthodox Church of Prophet Elia's'; White rendered Masonry Church. | a b c f | 5625 |
| 94 Beulah Road NORWOOD | Bluestone Victorian Villa | a b d | 5628 |
| 95 Beulah Road NORWOOD | Shop & Dwelling | a b d | 5626 |
| 96 Beulah Road NORWOOD | School Building - Victorian Sandstone & Red Brick | a b d | 7645 |
| 96 Beulah Road NORWOOD | School Building - Victorian Bluestone | a b d | 6051 |
| 96 Beulah Road NORWOOD | Victorian Sandstone Dwelling | a b d | 5627 |
| 104 Beulah Road NORWOOD | Victorian Bluestone/Sandstone Villa | a b d | 5629 |
| 114 Beulah Road NORWOOD | Victorian Bluestone Villa | a b d f | 5630 |
| 124 Beulah Road NORWOOD | Double Gable Return Victorian Villa | a b d f | 5631 |
| 134 Beulah Road NORWOOD | Bluestone 'Gentleman's Villa' | a b d | 5632 |
| 137 Beulah Road NORWOOD | Bluestone Villa | a b d | 5633 |
| 139 Beulah Road NORWOOD | Victorian Bluestone Villa | a b f | 5634 |
| 142 Beulah Road NORWOOD | Flat-fronted Bluestone Villa | a b d | 5635 |
| 143 Beulah Road NORWOOD | Bluestone Victorian Villa | a b d f | 5636 |
| 163 Beulah Road NORWOOD | Federation Queen Anne Villa | a b d | 5637 |
| 4-6 Birrell Street NORWOOD | Victorian Italianate - Bluestone, Semi-Detached Dwelling | a b d | 5638 |
| 21 Birrell Street NORWOOD | Victorian Bluestone Villa | a b d f | 5639 |
| 27-27A Birrell Street NORWOOD | Mid-Victorian Return Gable Villa | a b d | 6052 |
| 41 Chapel Street NORWOOD | Late-Victorian/Edwardian Sandstone Villa | a b d | 5652 |
| 1 Charles Street NORWOOD | Victorian Villa | a b d | 5653 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 2 Charles Street NORWOOD | Victorian Bluestone Villa | a b d | 5654 |
| 3 Charles Street NORWOOD | Victorian Villa | a b d | 5655 |
| 5 Charles Street NORWOOD | Victorian-Italianate Mansion with Boundary Fence | a b d | 5656 |
| 9 Charles Street NORWOOD | Bluestone Villa | a b d | 5657 |
| 10 Charles Street NORWOOD | Single-Storey Victorian Bluestone attached dwelling | a b d | 5658 |
| 12 Charles Street NORWOOD | Single-Storey Victorian Bluestone attached dwelling | a b d | 5659 |
| 14 Charles Street NORWOOD | Single-Storey Victorian Bluestone attached dwelling | a b d | 5660 |
| 16 Charles Street NORWOOD | Single-Storey Victorian Bluestone attached dwelling | a b d | 5661 |
| 38 Charles Street NORWOOD | Victorian Corner Shop with Parapet Wall | a b d | 5662 |
| 49 Charles Street NORWOOD | Bluestone Cottage | a b d | 5663 |
| 15 Clara Street NORWOOD | Modern Movement Dwelling including front wall | a b d e | 5664 |
| 1 Clarke Street NORWOOD | Two Storey Bluestone Victorian Villa | a b d | 5665 |
| 5 Clarke Street NORWOOD | Double Fronted Sandstone Duplex | a b d | 5666 |
| 7 Clarke Street NORWOOD | Double Fronted Sandstone Duplex | a b d | 6316 |
| 2 Cleve Street NORWOOD | Victorian Cottage | a b d | 5667 |
| 13 Cleve Street NORWOOD | Mid-Victorian Bluestone Cottage | a b d | 5668 |
| 8 Edmund Street NORWOOD | Victorian Stone Cottage | a b d | 5682 |
| 22-24 Edmund Street NORWOOD | Edwardian Duplex | a b d | 5684 |
| 26-28 Edmund Street NORWOOD | Edwardian Duplex | a b d | 5685 |
| 30 Edmund Street NORWOOD | Edwardian Cottage | a b d | 5686 |
| 12 Edsall Street NORWOOD | Mid-Victorian Cottage | a b | 5687 |
| 31 Edward Street NORWOOD | Late-Victorian Bluestone Villa | a b d | 5688 |
| 36 Edward Street NORWOOD | Late Victorian Sandstone Villa | a b d | 5689 |
| 65 Edward Street NORWOOD | Late Victorian Sandstone Villa | a b d | 5690 |
| 80 Edward Street NORWOOD | Mid-Victorian Bluestone Villa | a b d | 5691 |
| 84 Edward Street NORWOOD | Late Victorian Sandstone Villa | a b d | 5692 |
| 86 Edward Street NORWOOD | Late Victorian Bluestone Villa | a b d | 5693 |
| 95 Edward Street NORWOOD | Mid-Victorian Villa | a b d | 5694 |
| 96 Edward Street NORWOOD | Victorian Bluestone Duplex Villa | a b d | 5695 |
| 98 Edward Street NORWOOD | Victorian Bluestone Duplex Villa | a b d | 5696 |
| 103 Edward Street NORWOOD | Victorian Terrace Development | a b d | 5697 |
| 105 Edward Street NORWOOD | Victorian Terrace Development | a b d | 5698 |
| 107 Edward Street NORWOOD | Victorian Terrace Development | a b d | 5699 |
| 108 Edward Street NORWOOD | Victorian Bluestone Villa | a b d | 5700 |
| 109 Edward Street NORWOOD | Victorian Terrace Development | a b d | 6054 |
| 111-113 Edward Street NORWOOD | Bridge & Parapet | a b | 5702 |
| 111 Edward Street NORWOOD | Victorian Terrace Development | a b d | 6055 |
| 112 Edward Street NORWOOD | Victorian Bluestone Villa | a b d | 5701 |
| 114-116 Edward Street NORWOOD | Bridge & Parapet Wall | a b | 5703 |
| 13 Elizabeth Street NORWOOD | Mid-Victorian Bluestone Cottage | a b d | 5704 |
| 15 Elizabeth Street NORWOOD | Victorian Cottage | a b d | 5705 |
| 32 Elizabeth Street NORWOOD | Single Vault Bridge & Parapet Wall | a b | 5706 |
| 34 Elizabeth Street NORWOOD | Victorian Cottage | a b d | 5707 |
| 37 Elizabeth Street NORWOOD | Victorian Sandstone & Red Brick Dwelling | a b f | 5708 |
| 48 Elizabeth Street NORWOOD | Late Victorian Sandstone Dwelling | a b d | 5709 |
| 50 Elizabeth Street NORWOOD | Late Victorian Sandstone Dwelling | a b d | 5710 |
| 1 Fisher Street NORWOOD | Victorian Bluestone/Redbrick Villa | a b d | 5711 |
| 2 Fisher Street NORWOOD | Victorian Sandstone/Redbrick Villa complex | a b d | 5712 |
| 3 Fisher Street NORWOOD | Victorian Pise Terrace Dwelling | a b d | 5713 |
| 4 Fisher Street NORWOOD | Bluestone Victorian Cottage | a b d | 5714 |
| 5 Fisher Street NORWOOD | Victorian Pise Terrace Dwelling | a b d | 5715 |
| 5A Fisher Street NORWOOD | Victorian Pise Terrace Dwelling | a b d | 5716 |
| 6 Fisher Street NORWOOD | Victorian Cottage | a b d | 5717 |
| 7 Fisher Street NORWOOD | Victorian Pise Terrace Dwelling | a b d | 5718 |
| 7A Fisher Street NORWOOD | Victorian Cottage | a b d | 5719 |
| 9A Fisher Street NORWOOD | Victorian Cottage | a b d | 5720 |
| 10 Fisher Street NORWOOD | Victorian Cottage (Semi Detached) | a b d | 5721 |
| 11 Fisher Street NORWOOD | Victorian Bluestone Cottage | a b d | 5722 |
| 12 Fisher Street NORWOOD | Victorian Bluestone Cottage (Semi Detached) | a b d | 5723 |
| 13 Fisher Street NORWOOD | Victorian Cottage | a b | 5724 |
| 15 Fisher Street NORWOOD | Rendered Masonry Victorian Shop | a b | 5725 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 17 Fisher Street NORWOOD | Victorian Pise Cottage | a b d | 5726 |
| 20 Fisher Street NORWOOD | Victorian Cottage | a b d | 5727 |
| 22 Fisher Street NORWOOD | Victorian Cottage | a b d | 5728 |
| 23 Fisher Street NORWOOD | Victorian Villa | a b d | 5729 |
| 24 Fisher Street NORWOOD | Victorian Cottage | a b d | 5730 |
| 28 Fisher Street NORWOOD | Victorian Cottage | a b d | 5731 |
| 64 Fisher Street NORWOOD | Victorian Cottage | a b d | 5732 |
| 68 Fisher Street NORWOOD | Cottage | a b d | 5733 |
| 9-11 Foster Street NORWOOD | Federation Maisonettes | a b | 5745 |
| 5 Free Street NORWOOD | Bluestone Dwelling | a b d | 5746 |
| 32 Fullarton Road NORWOOD | Edwardian Queen Anne (Dwelling - 'Wise House') | a b d | 5747 |
| 44 Fullarton Road NORWOOD | Bluestone & Sandstone Dwelling | a b d | 5749 |
| 46 Fullarton Road NORWOOD | Modern Movement office building | a b d e | 5750 |
| 48 Fullarton Road NORWOOD | Late Victorian/Edwardian Bluestone Villa | a b d | 5752 |
| 64 Fullarton Road NORWOOD | Bluestone Mansion (two storey) | a b d | 5754 |
| 68 Fullarton Road NORWOOD | Bluestone Mansion (two-storey) | a b d | 5756 |
| 68A Fullarton Road NORWOOD | Edwardian Villa | a b d | 5759 |
| 70 Fullarton Road NORWOOD | Edwardian Stone & Brick Dwelling | a b d | 6057 |
| 72 Fullarton Road NORWOOD | Edwardian Stone & Brick Dwelling | a b d | 5757 |
| 90 Fullarton Road NORWOOD | Victorian Bluestone Villa | a b d | 5758 |
| 2B George Street NORWOOD | Victorian Bluestone Villa | a b d | 5760 |
| 11A George Street NORWOOD | Victorian Sandstone Villa | a b d | 5761 |
| 15 George Street NORWOOD | Victorian Bluestone Cottage/Villa | a b d | 5762 |
| 20 George Street NORWOOD | Federation Queen Anne Sandstone Villa | a b d | 5763 |
| 21 George Street NORWOOD | Victorian Sandstone Villa | a b d | 5764 |
| 41 George Street NORWOOD | Victorian Sandstone Villa | a b d | 5765 |
| 55 George Street NORWOOD | Victorian Gothic Citadel | | 6314 |
| 92 George Street NORWOOD | Early Cottage & Villa Addition | a b d | 5766 |
| 93 George Street NORWOOD | Victorian Bluestone Cottage | a b d | 5767 |
| 103 George Street NORWOOD | Victorian Bluestone Villa | a b d | 5768 |
| 108-110 George Street NORWOOD | Bridge Parapet | a b | 5769 |
| 110 George Street NORWOOD | Modern Movement Red Brick Dwelling | a b d | 5770 |
| 119 George Street NORWOOD | Georgian/Victorian Dwelling | a b d e | 5771 |
| 19 Gertrude Street NORWOOD | Red Brick Bungalow | a b d | 5772 |
| 6-8 Gloucester Terrace NORWOOD | Victorian Duplex Bluestone Dwelling | a b f | 5773 |
| 9-11 Gray Street NORWOOD | Victorian Bluestone Duplex (Semi-Detached) | a b d | 5774 |
| 14 Gray Street NORWOOD | Victorian Bluestone Villa | a b d | 5775 |
| 17-19 Gray Street NORWOOD | Mid-Victorian Duplex | a b d | 5776 |
| 21-23 Gray Street NORWOOD | Mid-Victorian Duplex | a b d | 6068 |
| 25-27 Gray Street NORWOOD | Mid-Victorian Duplex | a b d | 6069 |
| 26 Gray Street NORWOOD | Victorian Freestone & Brick Cottage | a b d | 5777 |
| 29-31 Gray Street NORWOOD | Mid-Victorian Duplex | a b d | 6070 |
| 1-2 John Street NORWOOD | Federation Semi-Detached | a b d | 6071 |
| 3-4 John Street NORWOOD | Federation Semi-Detached | a b d | 6072 |
| 5-6 John Street NORWOOD | Federation Semi-Detached | a b d | 6073 |
| 31-39 Kensington Road NORWOOD | Five Attached Late Victorian Two Storey Shops & Dwellings | a b d | 6074 |
| 59 Kensington Road NORWOOD | Two Storey Victorian Dwelling | a b d e | 5793 |
| 75 Kensington Road NORWOOD | Victorian Sandstone & Bluestone Villa | a b d | 5794 |
| 87 Kensington Road NORWOOD | Victorian Bluestone Two-Storey Dwelling | a b d | 5795 |
| 97 Kensington Road NORWOOD | Victorian Bluestone Two-Storey Dwelling | a b d | 5796 |
| 99 Kensington Road NORWOOD | Victorian/Edwardian Sandstone Villa | a b d | 5797 |
| 101 Kensington Road NORWOOD | Edwardian Bluestone Villa | a b d | 5798 |
| 105 Kensington Road NORWOOD | Edwardian/Federation Queen Anne Sandstone Villa | a b d | 5799 |
| 123 Kensington Road NORWOOD | Federation Mansion ('Fit for a Gentleman') | a b d | 5800 |
| 139 Kensington Road NORWOOD | Form of the two-storey bluestone house including associated original building fabric and its Victorian character, as well as its setting as viewed from the road including the bluestone and iron palisade fence and gate piers. | a b d | 5801 |
| 36-38 King Street NORWOOD | Victorian Semi-detached Bluestone Cottages | a b d | 6083 |
| 64 Magill Road NORWOOD | Victorian Red Brick Shop | a b d | 5819 |
| 66 Magill Road NORWOOD | Victorian Red Brick & Bluestone Hotel - 'Alma Hotel' | a b d f | 5820 |
| 120 Magill Road NORWOOD | Victorian Masonry Hotel & Parapet Walls - 'Oriental Hotel' | a b d f | 6084 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 134 Magill Road NORWOOD | Semi-detached Victorian Masonry Shop | a b d | 6085 |
| 136 Magill Road NORWOOD | Semi-detached Victorian Masonry Shop | a b d | 6086 |
| 140 Magill Road NORWOOD | Edwardian/Federation Shop & Dwelling | a b d | 6087 |
| 162 Magill Road NORWOOD | Victorian Bluestone Dwelling | a b d | 6088 |
| 170-172 Magill Road NORWOOD | Semi-detached High-Victorian Dwellings | a b d f | 6089 |
| 4 Moulden Street NORWOOD | Victorian Duplex | a b d | 5829 |
| 6 Moulden Street NORWOOD | Victorian Duplex | a b d | 5830 |
| 9 Moulden Street NORWOOD | Edwardian/Federation Sandstone & Red Brick | a b d | 5831 |
| 12 Osmond Terrace NORWOOD | Dwelling & Front Gate | a b d | 5838 |
| 24 Osmond Terrace NORWOOD | Late Victorian Sandstone Villa | a b d | 5839 |
| 28 Osmond Terrace NORWOOD | Late Victorian Red Brick & Sandstone Villa | a b d | 5840 |
| 34 Osmond Terrace NORWOOD | Early Victorian Bluestone Dwelling | a b d | 5841 |
| 36 Osmond Terrace NORWOOD | Federation Sandstone & Red Brick Dwelling | a b d | 5842 |
| 38 Osmond Terrace NORWOOD | Victorian Bluestone Police Station | a b d | 5843 |
| 41 Osmond Terrace NORWOOD | Federation Red Brick Dwelling School Building | a b d | 6091 |
| 42 Osmond Terrace NORWOOD | Federation Queen Anne Red Brick & Sandstone Villa | a b d | 5844 |
| 45-47 Osmond Terrace NORWOOD | Federation Arts & Crafts School Building & Walls | a b d | 6090 |
| 48 Osmond Terrace NORWOOD | Victorian Bluestone Villa | a b d | 5845 |
| 50 Osmond Terrace NORWOOD | Victorian Bluestone Villa | a b d | 5846 |
| 54 Osmond Terrace NORWOOD | Victorian Bluestone Villa | a b d | 5847 |
| 69 Osmond Terrace NORWOOD | Bluestone Villa | a b d | 5848 |
| 81 Osmond Terrace NORWOOD | Victorian Sandstone Mansion | a b d | 5849 |
| 83 Osmond Terrace NORWOOD | Semi-detached Victorian Residential Building | a b d | 5850 |
| 85 Osmond Terrace NORWOOD | Semi-detached Victorian Residential Building | a b d | 6092 |
| 88-90 Osmond Terrace NORWOOD | Federation Bungalow Dwelling | a b d | 5851 |
| 92 Osmond Terrace NORWOOD | Late Victorian Bluestone Dwelling | a b d | 5852 |
| 94-96 Osmond Terrace NORWOOD | Bluestone Victorian Dwelling | a b d | 5853 |
| 95 Osmond Terrace NORWOOD | Victorian Bluestone Boundary Wall | a b d | 17661 |
| 97 Osmond Terrace NORWOOD | Victorian Bluestone Boundary Wall | a b | 5854 |
| 103 Osmond Terrace NORWOOD | Bluestone Edwardian Villa | a b d | 5856 |
| 105 Osmond Terrace NORWOOD | Bluestone Victorian Dwelling | a b d | 5857 |
| 107 Osmond Terrace NORWOOD | Late Victorian Bluestone Villa | a b d | 5858 |
| 112 Osmond Terrace NORWOOD | Victorian Stone Dwelling | a b d | 5859 |
| 112-114 Osmond Terrace NORWOOD | Victorian Masonry Bridge & Red Brick Parapet to First Creek | a b | 5860 |
| 114A Osmond Terrace NORWOOD | Federation Masonry Dwelling | a b d | 5861 |
| 124 Osmond Terrace NORWOOD | Victorian Masonry Villa | a b d | 5862 |
| 271 Portrush Road NORWOOD | Late Victorian Masonry Dwelling | a b | 5865 |
| 279 Portrush Road NORWOOD | High Victorian Bluestone Dwelling 'Arena Community Club' | a b d | 5866 |
| 315 Portrush Road NORWOOD | Victorian Bluestone Hotel 'Robin Hood Hotel' | a b d f | 5867 |
| 15 Queen Street NORWOOD | Sandstone & Brick Federation Dwelling | a d | 5868 |
| 21 Queen Street NORWOOD | Art-Deco Masonry Dwelling | a b d | 5869 |
| 25 Queen Street NORWOOD | Federation Sandstone & Brick Dwelling | a b d | 5870 |
| 29 Queen Street NORWOOD | Victorian Bluestone Villa | a b d | 5871 |
| 33 Queen Street NORWOOD | Late Victorian Bluestone Villa | a b d | 5872 |
| 57 Queen Street NORWOOD | Victorian Bluestone Cottage | a b d | 5873 |
| 60 Queen Street NORWOOD | Victorian Rendered Pise Cottage | a b d | 5874 |
| 62 Queen Street NORWOOD | St. Ignatius College.; That portion of the north western front room of the Refuge building consisting of the bay window, walls, roof and other exterior elements to a depth that matches the alignment of the eastern wall of the adjacent red brick school building. | a e f | 5875 |
| 77 Queen Street NORWOOD | Victorian Bluestone Cottage | a b d | 5876 |
| 81 Queen Street NORWOOD | High Victorian Sandstone Villa | a b d | 5877 |
| 105 Queen Street NORWOOD | Late Victorian Sandstone Villa | a b d e | 5878 |
| 5 Rose Street NORWOOD | Victorian Bluestone Dwelling | a b d | 5893 |
| Stephen Street NORWOOD | Destructor Chimney Base - Square Masonry Base | b | 5910 |
| 10 Sydenham Road NORWOOD | Victorian Masonry Shop & Rendered Masonry Cottage | a b d e | 6061 |
| 15 Sydenham Road NORWOOD | Victorian Church 'Former Primitive Methodist Church' | a b c d | 5911 |
| 17 Sydenham Road NORWOOD | Victorian Sandstone Dwelling 'Former Manse' | a b d | 5912 |
| 31-39 Sydenham Road NORWOOD | Victorian Bluestone Rowhouses | a b d | 6095 |
| 66 Sydenham Road NORWOOD | Victorian Cottage | a b d | 5913 |
| 67 Sydenham Road NORWOOD | Victorian Dwelling | a b d | 5914 |
| 68 Sydenham Road NORWOOD | Victorian Bluestone Cottage | a b d | 5915 |

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|---|---|---|---|
| 69 Sydenham Road NORWOOD | Victorian Corner Shop | a b d | 6138 |
| 72 Sydenham Road NORWOOD | Victorian Corner Shop | a b d | 5916 |
| 76-78 Sydenham Road NORWOOD | Mid-Victorian Attached Dwellings | a b d | 5917 |
| 77 Sydenham Road NORWOOD | High Victorian Dwelling | a b d | 5918 |
| 78-80 Sydenham Road NORWOOD | Victorian Masonry Bridge & Red Brick Parapet to First Creek | a b | 5919 |
| 91 Sydenham Road NORWOOD | Victorian Cottage | a b d | 5920 |
| 102 Sydenham Road NORWOOD | Victorian Sandstone Dwelling | a b d | 5921 |
| 103A Sydenham Road NORWOOD | Victorian Red Brick & Sandstone Hall Former Community Hall | a b d | 5922 |
| 110 Sydenham Road NORWOOD | Victorian Bluestone Dwelling | a b d | 5923 |
| 1 The Parade NORWOOD | Federation Limestone 'Gentleman's Villa' | a b d | 5928 |
| 2 The Parade NORWOOD | Federation Queen Anne Masonry Dwelling | a b d | 5929 |
| 9 The Parade NORWOOD | Two-Storey Victorian Bluestone Rowhouses | a b d | 5930 |
| 11 The Parade NORWOOD | Two Storey Victorian Bluestone Rowhouses | a b d | 6079 |
| 13 The Parade NORWOOD | Two Storey Victorian | a b d | 6080 |
| 21 The Parade NORWOOD | Late Victorian Bluestone Dwelling | a b d | 5931 |
| 26 The Parade NORWOOD | Late Victorian Bluestone Dwelling | a b d | 5932 |
| 41 The Parade NORWOOD | Red Brick Federation Warehouse Factory Building | a b | 6081 |
| 44 The Parade NORWOOD | Two Storey Victorian Bluestone Hotel 'Old Colonist Tavern' | a b d | 5933 |
| 61 The Parade NORWOOD | Single Storey Victorian Bluestone Villa | a b d | 5934 |
| 70 The Parade NORWOOD | Federation Free Classical Hall 'Vinnies' | a b d | 5935 |
| 72-74 The Parade NORWOOD | Two Storey Victorian Sandstone Shops & Dwelling | a b d | 5936 |
| 77-79 The Parade NORWOOD | Gothic Revival Sandstone Church 'St Giles Presbyterian Church' | a b d | 6082 |
| 102 The Parade NORWOOD | Red Brick & Sandstone Two Storey Victorian Dwelling | a b d | 5937 |
| 106-108 The Parade NORWOOD | Inter-War Free Classical Sandstone Shop & Attached Californian Bungalow Dwelling | a b f | 5938 |
| 113-119 The Parade NORWOOD | Federation Red Brick Shops | a b d | 5939 |
| 120-132 The Parade NORWOOD | Victorian Shops & Dwellings | a b d | 5940 |
| 127 The Parade NORWOOD | Victorian Sandstone & Red Brick Shop & Dwelling | a b d | 5941 |
| 131 The Parade NORWOOD | Victorian/Edwardian Stone Shop & Dwelling | a b d | 5942 |
| 134a-134c The Parade NORWOOD | Baptist Centre', Victorian Bluestone Building (original building only) | a b d | 5943 |
| 140-144 The Parade NORWOOD | 1920s Brick Two-Storey Shop | a b d | 5944 |
| 145 The Parade NORWOOD | Federation Brick Shop 'Buongiorno' | a b d | 5945 |
| 151 The Parade NORWOOD | Federation Commercial Building with Shops, Offices & Dwelling | a b d | 5946 |
| 157-159 The Parade NORWOOD | Victorian Red Brick Shop | a b d | 5947 |
| 160 The Parade NORWOOD | Victorian Shop | a b f | 5948 |
| 162 The Parade NORWOOD | Victorian Shop | a b f | 5949 |
| 164 The Parade NORWOOD | Victorian Shop | a b f | 5950 |
| 166 The Parade NORWOOD | Victorian Shop | a b f | 5951 |
| 168-178 The Parade NORWOOD | Row of Victorian Shops | a b f | 5952 |
| 186 The Parade NORWOOD | Victorian Shop | a b f | 5953 |
| 188 The Parade NORWOOD | Victorian/Federation Masonry Dwelling & Bank | a b f | 5954 |
| 207 The Parade NORWOOD | Victorian Italianate Sandstone Mansion | a b d | 5955 |
| 211A The Parade NORWOOD | Victorian Shop & Dwelling | a b d | 5956 |
| 232B The Parade NORWOOD | Victorian Bluestone Hotel 'Bath Hotel' | a b d | 5957 |
| 246 The Parade NORWOOD | Victorian Bluestone & Red Brick Corner Shop & Dwelling | a b d | 5958 |
| 248 The Parade NORWOOD | Two-Storey Victorian Red Brick Shop | a b d | 5959 |
| 250 The Parade NORWOOD | Victorian Bluestone & Red Brick Dwelling | a b d | 5960 |
| 7 Theresa Street NORWOOD | Late Victorian Asymmetric Sandstone Villa | a b d | 5963 |
| 2 Tolmer Place NORWOOD | Victorian Red Brick & Bluestone Cottage | a b d | 5968 |
| 4 Tolmer Place NORWOOD | Victorian Red Brick & Bluestone Cottage | a b d | 5969 |
| 6 Tolmer Place NORWOOD | Victorian Red Brick & Bluestone Cottage | a b d | 5970 |
| 8 Tolmer Place NORWOOD | Victorian Red Brick & Bluestone Cottage | a b d | 5971 |
| 10 Tolmer Place NORWOOD | Victorian Red Brick & Bluestone Cottage | a b d | 5972 |
| 23 William Street NORWOOD | Victorian Stone Dwelling | a b d | 5980 |
| 27 William Street NORWOOD | Victorian Bluestone Dwelling | a b d | 5981 |
| 37 William Street NORWOOD | Victorian Corner Shop & Attached Dwelling | a b d | 5982 |
| 39 William Street NORWOOD | Federation Corner Shop & Attached Dwelling | a b d | 5983 |
| 41 William Street NORWOOD | Victorian Sandstone Cottage | a b d | 5984 |
| 43 William Street NORWOOD | Victorian Bluestone Cottage Duplex | a b d | 5985 |
| 44 William Street NORWOOD | Victorian Sandstone Dwelling | a b d | 5986 |
| 45 William Street NORWOOD | Victorian Bluestone Cottage Duplex | a b d | 5987 |
| 47 William Street NORWOOD | Victorian Cottage | a b d | 5988 |

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|---|---|---|---|
| 48 William Street NORWOOD | Victorian Masonry Building | a b c | 5989 |
| 49 William Street NORWOOD | Victorian Bluestone Cottage | a b d | 5990 |
| 50 William Street NORWOOD | Victorian Masonry Corner Dwelling | a b d | 5991 |
| 65 William Street NORWOOD | Single Vault Bridge & Parapet Wall | a b | 5992 |
| 78 William Street NORWOOD | Single Vault Bridge & Parapet Wall | a b | 5993 |
| 86 William Street NORWOOD | Victorian Bluestone Cottage | a b d | 5994 |
| 93 William Street NORWOOD | Victorian Bluestone Villa | a b d | 5995 |
| 96 William Street NORWOOD | Victorian Bluestone Villa | a b d | 5996 |
| 98 William Street NORWOOD | Victorian Bluestone Villa | a b d | 5997 |
| 100 William Street NORWOOD | Victorian Bluestone Villa | a b d | 5998 |
| 101 William Street NORWOOD | Victorian/Edwardian Red Brick Dwelling | a b d | 5999 |
| 119 William Street NORWOOD | Victorian Bluestone Villa | a b d | 6000 |
| 121 William Street NORWOOD | Victorian Sandstone Cottage | a b d e | 6001 |
| 135 William Street NORWOOD | Victorian Italianate Bluestone Church 'St Ignatius Church' | a b c d f | 6062 |
| 137 William Street NORWOOD | Federation Stone Building House - 'St Ignatius Church' | a b c d | 6063 |
| 139 William Street NORWOOD | Art Deco Brick & Render School Building 'St Ignatius Memorial School' | a b c d | 6064 |
| 158 William Street NORWOOD | Pressed Metal False Stone Fronted Cottage | a b d | 6002 |
| 3 Woods Street NORWOOD | Asymmetrical Victorian Bluestone Dwelling | a b d | 6003 |
| 4 Woods Street NORWOOD | Norwood Oval Complex | a b c d f | 6005 |
| 4A Woods Street NORWOOD | Inter-War Stripped Classical Sandstone Building 'RSL Hall, Norwood Oval Complex' | a b c d | 6004 |
| Laneway (Osmond & Essery) NORWOOD | Stone Road Drain - operable within laneway | a b d | 6093 |
| 28 Arthur Street PAYNEHAM | Dwelling; Original external form, materials and details of c1910 pressed metal cottage, excluding later additions. | a d | 7324 |
| 55 Ashbrook Avenue PAYNEHAM | Apartments; External form, materials and details of 1947-48 rockfaced sandstone two storey apartment building including remaining metal framed windows. Excludes later extensions. | a d f | 7325 |
| 328 Payneham Road (cnr Portrush Road) PAYNEHAM | Borthwick Memorial Centre; Original external form, materials and details of 1940s commemorative sandstone community building including art deco style terrazzo pavement and gardens around centre. | a c d e f | 7328 |
| 374 Payneham Road PAYNEHAM | Payneham Community Centre (former Payneham Primary School); Original external form, materials and detailing of c1881 bluestone former school building, including mature gum trees. | a c d | 7329 |
| 59 Portrush Road PAYNEHAM | Funeral Parlour; Original external form, materials and details of 1880s commercial building. | a c d | 7331 |
| 32 Rosella Street PAYNEHAM | Dwelling; Original external form, materials and details of early cottage, excluding later extensions. | a d e | 7332 |
| Sewell Avenue PAYNEHAM | Street Planting; Remnant species of planting from Henry Sewell's nursery, including Palms, Cycads, Ashes and other mature street planting. | a e g | 7333 |
| Marian Road PAYNEHAM SOUTH | Marian Road Drainage Reserve; Whole of the creek reserve including mature River Red Gums, 2 Pepper Trees and Cypress Pine which mark the original waterway. | a c f | 7306 |
| 31-39, 43-61 Marian Road PAYNEHAM SOUTH | Payneham Cemetery; The extent of the 1864 cemetery reserve, all headstones and monuments. | a c d e f | 7335 |
| 41 Marian Road PAYNEHAM SOUTH | Argent Uniting Church; Original external form, materials and details of 1859 Church building, excluding additions. | a c d f | 7334 |
| 1 Tarcoma Avenue PAYNEHAM SOUTH | Dwelling; Original external form materials and details of c1920s residence, excluding side extension. | a d | 7336 |
| 47 Battams Road ROYSTON PARK | Dwelling; Original external form, materials and details of 1920s gentlemen's bungalow including the garage. | a d | 7337 |
| 50 Lambert Road ROYSTON PARK | Dwelling; External form, materials and details of 1920s two storey residence. | a c d e f | 7339 |
| 18 First Avenue ST MORRIS | St Morris RSL Hall; External form, materials and details of 1919 hall including slate entrance to the main double doors but excluding concrete block extension to the rear. | a c | 7343 |
| Gardiner Avenue (corner 40 Third Avenue) ST MORRIS | St Morris Church Hall; External form, materials and details of 1929 red brick hall, including front entrance porch with gothic window detail. | a c | 7341 |
| 283 Glynburn Road ST MORRIS | Dwelling; External form, materials and details of c1914 two storey dwelling. | a d | 7342 |
| 355-357 Magill Road ST MORRIS | Shop & Attached Dwelling; External form, materials and details of 1890s attached shop and residence. Excludes later verandah. | a c d | 7344 |
| 359-361 Magill Road ST MORRIS | Pair of shops; External form, materials and details of 1920s shops including cable supported awning and brackets and chamfered entry configuration. | a c d | 7647 |
| 401-405 Magill Road ST MORRIS | Row of Shops; Front facade of three 1920s Art Deco Shops including shop fronts, stallboards and cantilevered awning. | d | 7345 |
| 407A Magill Road (corner Green Street) ST MORRIS | Former Theatre; External form, materials and details of c1939 former theatre including elaborate cornice and parapet to the upper level. Excluding later awning. | a f | 7346 |
| 48 Third Avenue ST MORRIS | Dwelling; External form, materials and details of c1920 bungalow, excluding rear extension. | a d | 7347 |
| 52 Third Avenue ST MORRIS | Dwelling; External form, materials and details of c1920 sandstone villa including corrugated iron and timber window hoods. Excluding eastern additions and rear wall. | a d | 7348 |
| 16 Williams Avenue ST MORRIS | Dwelling ('Harcourt'); External form, materials and details of c1915 red brick residence including verandah form. | a d | 7349 |
| 41 Fifth Avenue ST PETERS | Dwelling; Whole of exterior including front fence. | d | 6332 |
| 2-4/ 43 Fifth Avenue & 43 Fifth Avenue ST PETERS | Dwelling 'Baroona'; Whole of exterior including front fence, coachhouse and stables situated at the rear of the property. | d e | 6333 |
| First Avenue & St Peters Street (Intersection) ST PETERS | Soldiers Memorial; Statue including base. | a e | 6336 |
| 92 First Avenue ST PETERS | St Peters Baptist Church & Hall; Whole of exterior of Church and Hall. | a c d | 6335 |

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|---|---|---|---|
| 19 Fourth Avenue (corner St Peters Street) ST PETERS | Former Shop/Dwelling; Whole of exterior. | a b d | 6337 |
| 24 Fourth Avenue ST PETERS | Attached Dwellings; Whole of exterior including front fence. | d | 6338 |
| 26 Fourth Avenue ST PETERS | Attached Dwellings; Whole of exterior including front fence. | d | 7874 |
| 44 Fourth Avenue ST PETERS | Dwelling; Whole of exterior including front fence. | a d | 6339 |
| 44a Fourth Avenue ST PETERS | Spicer Memorial Uniting (Former Methodist) Church & Hall; Whole of exterior of church and hall. | a c d | 6340 |
| 56 Fourth Avenue ST PETERS | Dwelling 'Athol Lodge'; Whole of exterior including front fence. | d e | 6341 |
| 47 Harrow Road (corner of Fifth Avenue) ST PETERS | Former Shop/Dwelling; Whole of exterior. | a b d | 6342 |
| 101 Payneham Road ST PETERS | The First Post & Telegraph Office; Whole of exterior. Excluding single storey addition linked to Town Hall building. | a c d | 6345 |
| 101 Payneham Road ST PETERS | The Second Post & Telegraph Office; Whole of exterior. | a c d | 7861 |
| 117 Payneham Road ST PETERS | Attached shops; Whole of exterior including verandah. | a d | 6346 |
| 119 Payneham Road ST PETERS | Attached shops; Whole of exterior including verandah. | a d | 7865 |
| 133-135 Payneham Road ST PETERS | Attached shops; Whole of exterior including verandah. | a d | 6347 |
| 137 Payneham Road ST PETERS | Shop; Whole of exterior. | a d | 6348 |
| 10/ 167-169 Payneham Road ST PETERS | Former Jam Factory; Whole of exterior of the original building excluding new apartments. | a c d f | 6349 |
| 11/ 167-169 Payneham Road ST PETERS | Former Jam Factory; Whole of exterior of the original building excluding new apartments. | a c d f | 7748 |
| Common Property 167-169 Payneham Road ST PETERS | Former Jam Factory; Whole of exterior of the original building excluding new apartments. | a c d f | 7747 |
| 183 Payneham Road (corner of Westminster Street) ST PETERS | Dwelling ('Alcantara') & Garden; Whole of exterior including garden and historic trees. | a c d e g | 6350 |
| 6 Second Avenue ST PETERS | Dwelling; Whole of exterior (excluding addition) including front and side fence. | d | 6351 |
| 42 Second Avenue ST PETERS | Dwelling; Whole of exterior excluding addition. | d | 6352 |
| 62a Second Avenue ST PETERS | East Adelaide Primary School; Whole of exterior of Administration & Resource Centre (corner Second Avenue and Westminster Street) and adjacent Drama Room (facing Second Avenue) and two Teaching Areas (facing Third Avenue). | a c | 6353 |
| 45 Sixth Avenue ST PETERS | Dwelling 'Oeneville'; Whole of exterior. | d e | 6354 |
| 67 Sixth Avenue ST PETERS | Shop/Dwelling; Whole of exterior. | a b d | 6358 |
| 76-78 Sixth Avenue ST PETERS | Dwelling; Whole of exterior. | d | 6355 |
| 82-84 Sixth Avenue ST PETERS | Dwelling; The form and materials of all elements of the building's identity as an example of an Inter-War transitional dwelling with Federation Bungalow and Federation Arts & Crafts detailing, including all brick, bluestone and rendered masonry walls, original form and materials relating to the roof, chimneys and verandah elements. The form and materials of all early window and door elements are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28235 |
| 86 Sixth Avenue ST PETERS | Dwelling; The form and materials of all elements of the building's identity as an example of an Inter-War transitional dwelling with Federation Bungalow and Federation Arts & Crafts detailing, including all brick, bluestone and rendered masonry wall elements and the original form and materials relating to all roof, chimney and verandah elements. The form and materials of all early window and door elements are also included in the listing. All later additions and alterations are not included in the listing. | a d | 28236 |
| 2 St Peters Street ST PETERS | Dwelling; Whole of exterior. | d | 6356 |
| 4 St Peters Street ST PETERS | Dwelling; Whole of exterior. | d | 6357 |
| 12 St Peters Street ST PETERS | Victorian Rustic Gothic Dwelling; Whole of exterior. | d | 18912 |
| Swing Bridge Lane (off Player Avenue) ST PETERS | Swing Bridge (Suspension Bridge); Original detailing of the bridge. | a c d f | 7850 |
| 6 Third Avenue ST PETERS | Former College & Palm Trees (3); Whole of exterior of College (excluding addition) including three Cotton Palm Trees. | a b c d g | 6359 |
| 23 Third Avenue ST PETERS | Former Shop/Dwelling; Whole of exterior. | a b d | 6360 |
| 47a Third Avenue ST PETERS | All Souls Anglican Church & Palm Tree; Whole of exterior of Church including palm tree. | a c d e g | 6361 |
| 72 Third Avenue ST PETERS | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of a Federation Old English dwelling. Includes all rendered masonry walls, original roof form and materials including Marseilles tiling, 'Old English' rendered masonry chimneys and all 'Old English' half-timbered gable detailing, including timber bracing and brackets. All metal eaves brackets are included in the listing. All elements of the Classical portico including Classical columns are included in the listing. All Inter-War Georgian Revival elements, including timber-framed gable window and covered porch etc. are included in the listing. All original door and window elements are included in the listing. All later additions and alterations are not included in the listing. | a d e | 28237 |
| 27 Winchester Street ST PETERS | Dwelling; External form, fabric and detail, including facade, external walling and roof, that contribute to the building's identity as an example of an Interwar Bungalow. Includes all brick masonry and early rendered areas, the original form and materials relating to the roof including all tiling, chimneys, bargeboard and verandah forms, and the form and materials of all early window and door fittings. All later additions, comprising rear late 20th century additions and alterations and recent boundary fencing, are not included in the listing. | a d | 28238 |
| 33a Ann Street STEPNEY | Attached Dwelling; Whole of exterior including front fence. | b c d | 6410 |
| 33b Ann Street STEPNEY | Attached Dwelling; Whole of exterior including front fence. | b c d | 7682 |
| 49 Ann Street STEPNEY | Former Shop/Dwelling; Whole of exterior. | a b d | 6411 |
| 5 George Street (rear 12-16 Stepney Street) STEPNEY | Former 'Ada Villa'; Whole of original two storey blue stone building excluding rear wall and contemporary additions. | a b g | 6413 |
| 6 George Street STEPNEY | Former Church; Whole of exterior. | a c d | 6412 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6a George Street STEPNEY | Former Church; Whole of exterior. | a c d | 7862 |
| 9 George Street STEPNEY | Dwelling; Whole of exterior. | a d | 6414 |
| 11 George Street STEPNEY | Dwelling; Whole of exterior excluding rear wall. | a | 7698 |
| 55 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 6416 |
| 57 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 7688 |
| 59 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 7689 |
| 61 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 7690 |
| 63 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 7691 |
| 65 Henry Street STEPNEY | Row Dwelling; Whole of exterior. | a b d | 7692 |
| 7 Loch Street STEPNEY | Dwelling; Whole of exterior. | a d | 6417 |
| 9 Loch Street STEPNEY | Dwelling; Whole of exterior. | a d | 6418 |
| 51 Magill Road (corner of George Street) STEPNEY | Shop/Dwelling (Former 'Vauxhall House'); Whole of exterior. | a b d | 6419 |
| 51a Magill Road (corner of George Street) STEPNEY | Corner Shop; Whole of exterior. | a b d | 7840 |
| 129 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 6420 |
| 133 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7837 |
| 137 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7838 |
| 139 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7839 |
| 141 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 6421 |
| 143 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7672 |
| 145 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7673 |
| 147 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7674 |
| 149 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7677 |
| 151 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7678 |
| 153 Magill Road STEPNEY | Row Shops; Whole of exterior. | a d | 7679 |
| 44 Nelson Street STEPNEY | Tolley's Winery & Distillery Complex; Whole of exterior of brick buildings and warehouses. | a c | 6422 |
| 46 Nelson Street STEPNEY | Former Two Storey Dwelling & Stables; Whole of exterior of former dwelling and stables (including barrel vaulted corrugated iron roof, stone walls and brick dressing). | a d e | 7841 |
| 48 Nelson Street STEPNEY | Former Two Storey Dwelling & Stables; Whole of exterior of former dwelling and stables (including barrel vaulted corrugated iron roof, stone walls and brick dressing). | a d e | 7842 |
| 78, 78a & 78b Payneham Road STEPNEY | Former Bank; Whole of exterior. | a c d | 6423 |
| 84 Payneham Road STEPNEY | Shop; Whole of exterior excluding carport. | a d | 6424 |
| 37 Stepney Street STEPNEY | Dwelling; Exterior (front four original rooms only). | a d | 7849 |
| 19 Albermarle Avenue TRINITY GARDENS | Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage. | a d | 7350 |
| 21 Albermarle Avenue TRINITY GARDENS | Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage. | a d | 7866 |
| 23 Albermarle Avenue TRINITY GARDENS | Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage. Excludes later verandah and tiled roof. | a d | 7869 |
| Ashbrook Avenue TRINITY GARDENS | Koster Park (formerly Kosters Pottery); Extent of park and remnants of 1945 red brick bottle kiln. | a c e | 7352 |
| 39 Avonmore Avenue TRINITY GARDENS | Dwelling; External form, materials and details of c1910 pressed metal cottage. Excludes later extensions. | a d | 7354 |
| 156-160 Portrush Road (corner Devitt Avenue) TRINITY GARDENS | Devitt Avenue School; Original external form, materials and details of red brick educational building dating from 1890's, including 1920 extension. | a c d | 7355 |

## Onkaparinga

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 12 Radiata Place ABERFOYLE PARK | Dwelling -'Coorabin' & Inground Water Tank | a d | 5089 |
| 27 Stonebridge Drive ABERFOYLE PARK | Dwelling | a d e | 5088 |
| 6 Adey Road ALDINGA | Cottage | a e | 5551 |
| 36 Adey Road ALDINGA | Cottage | a d | 5550 |
| 40 Adey Road ALDINGA | Cottage (Paddy's Row) | a d | 20881 |
| 190 Flourmill Road ALDINGA | Residence (former Butcher's Shop) | a c | 20882 |
| 66 Little Road ALDINGA | Cottage | a e | 24484 |
| 72 Little Road ALDINGA | Cottage (former Hampshire Hotel) | a c d e | 5565 |
| Main South Road ALDINGA | War Memorial & Podium | a c e f | 5573 |
| 2 Old Coach Road ALDINGA | Uniting Church & Cemetery | a c d | 5575 |
| 7 Old Coach Road ALDINGA | Dwelling | a d | 5576 |
| 9 Old Coach Road ALDINGA | Dwelling | a d | 5577 |
| 13 Old Coach Road ALDINGA | Aldinga General Store | a c | 5578 |
| 15 Old Coach Road ALDINGA | Shop (former Butcher's) | a c | 5579 |
| 17 Old Coach Road ALDINGA | Former Post Office | a c d | 5580 |
| 22 Old Coach Road ALDINGA | Former Shop (Bank), Dwelling & Barn | a c e | 5581 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 23 Old Coach Road ALDINGA | Aldinga Institute | a c d | 5582 |
| 24 Old Coach Road ALDINGA | Crisps Garage (former Blacksmith) & Residence | a b c d e | 5583 |
| 25 Old Coach Road ALDINGA | Dwelling - excludes verandah | a d e | 5584 |
| 29 Old Coach Road ALDINGA | Dwelling | a d e | 5585 |
| 11 Old Main South Road ALDINGA | Cottage | a b d | 5589 |
| 13 Old Main South Road ALDINGA | Cottage | a b d | 5588 |
| 14 Old Main South Road ALDINGA | Barn Ruins | a d | 5574 |
| Port Road ALDINGA | Memorial Avenue of Pine Trees | a f | 5545 |
| 197-203 Port Road ALDINGA | Aldinga Hotel & Norfolk Pine Tree | a c f | 5587 |
| 7 Stonehouse Lane ALDINGA | St Ann's Anglican Church, Tower & Cemetery | a c d | 5590 |
| Thomas Road ALDINGA | Cottage (Abandoned) | a b d | 5594 |
| 2 Township Lane ALDINGA | Cottage | a b d | 5586 |
| 5 Barramundi Way ALDINGA BEACH | Former Farmhouse - Croser | a b d e | 5591 |
| 3726 Main South Road ALDINGA BEACH | Former Farmhouse - Honeygrove Tea Rooms | a b d | 5527 |
| 7 Stewart Avenue ALDINGA BEACH | Symond's Barn (Lion's Den)(includes porch) | a d f | 5561 |
| 4-8 Sunset Parade ALDINGA BEACH | Cottage (Polkinghornes) | a d | 5592 |
| 207 Whitings Road BLEWITT SPRINGS | Former 'Tintara Winery' Ruins - remnants of walls, foundations & tanks | a e | 5293 |
| 74 Mitchell Road CHANDLERS HILL | Former'Mount Malvern Mines' Ruins | a | 5095 |
| Dorset Vale Road Section 1671 CHERRY GARDENS | Mine ruins, 'Almanda Mine' | a | 5102 |
| 87 Hicks Hill Road CHERRY GARDENS | Church; Church, attached vestry, grave sites, stone barn and toilet, excluding later metal kitchen building. | a c d | 24485 |
| 117 Hicks Hill Road CHERRY GARDENS | Dwelling - former Rechabite Hall | a c | 5106 |
| 18 Lewis Street CHERRY GARDENS | Dwelling - former school | a c | 5105 |
| 22 Bakers Gully Road CLARENDON | Former dwelling(s)/Ruins | a d | 5122 |
| Grants Gully Road CLARENDON | Stone Bridge | a c | 5156 |
| 26 Grants Gully Road CLARENDON | Dwelling and outbuilding | a d | 5147 |
| 39 Grants Gully Road CLARENDON | Dwelling, 'Toondilla' | a d e | 5149 |
| 47 Grants Gully Road CLARENDON | Hotel, 'Royal Oak' | a c | 5151 |
| 50-52 Grants Gully Road CLARENDON | Church and Kindergarten | a c d | 24469 |
| 54 Grants Gully Road CLARENDON | Former Manse | a d | 5169 |
| 61 Grants Gully Road CLARENDON | Dwelling (former Post Office) | a c | 24486 |
| 62 Grants Gully Road CLARENDON | Dwelling | a c | 5152 |
| 63 Grants Gully Road CLARENDON | Dwelling | a e | 5153 |
| 64 Grants Gully Road CLARENDON | Dwelling | a d | 24471 |
| 66 Grants Gully Road CLARENDON | General Store (former Shop/Residence) | a c | 5154 |
| 68 Grants Gully Road CLARENDON | Dwelling | a d | 24472 |
| 70 Grants Gully Road CLARENDON | Attached Dwellings | a d | 24473 |
| 76 Grants Gully Road CLARENDON | Dwelling | a d | 24474 |
| LT 395 Kangarilla Road CLARENDON | Settler's Farm Ruins & Well | a d | 5113 |
| Lot 4 Luke Road CLARENDON | Former Manse & Sunday School | a c | 5158 |
| Scenic Road CLARENDON | Former Windebanks Bridge | a c d | 5139 |
| 15 St Ninians Road CLARENDON | Church | a c | 5161 |
| 17 St Ninians Road CLARENDON | Dwelling and Farm Outbuilding | a d | 24475 |
| 30 Barbara Crescent COROMANDEL VALLEY | Dwelling & Outbuildings' Hurd's Hill | a d | 24487 |
| 4 Magarey Road COROMANDEL VALLEY | Dwelling (former Church) | a c | 24488 |
| 40 Magarey Road COROMANDEL VALLEY | Farm Complex - Margarey House, Cottage & Orchard | a e g | 5120 |
| Main Road COROMANDEL VALLEY | Stone Bridge | a c d | 5116 |
| 360 Main Road COROMANDEL VALLEY | Former Shop/Dwelling & Ironclad Outbuilding | a d | 5118 |
| 415-417 Main Road COROMANDEL VALLEY | Church | | 5117 |
| 453 Main Road COROMANDEL VALLEY | Dwelling (former shop) and associated bakehouse | a d | 5101 |
| 1/ 24 Cottage Lane HACKHAM | Dwelling; excludes later addition | a | 5295 |
| 20 Gates Road HACKHAM | Offices, former Dwelling; Whole of exterior of historic dwelling excluding recent additions and verandah roof | a | 5297 |
| 35 Patapinda Road HACKHAM | Dwelling and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings | a e | 5299 |
| 69 Patapinda Road HACKHAM | Dwelling and Outbuildings, former Farm Complex, ('Maidstone'); Includes former farmhouse & outbuildings | a | 5300 |
| 12 Penneys Hill Road HACKHAM | Former Baptist Church; Whole of exterior of historic Church excludes later additions | a c | 5301 |
| 15 Penneys Hill Road HACKHAM | Former Dwelling and Shop and outbuilding, ('Haslemere'); Whole of exterior, former shop and dwelling and outbuilding | a e | 5302 |
| Main South Road HACKHAM | Former Farmhouse; Whole of exterior | a | 5298 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 72 Candy Road HAPPY VALLEY | Church & Cemetery | | 5091 |
| LT 201 Education Road HAPPY VALLEY | Kindergarten - former Happy Valley Primary School | a c | 5099 |
| Chandlers Hill Road HAPPY VALLEY | Reservoir Embankment Tunnel, Inlet & Outlet valve tower & Scour Tower | a c d | 5092 |
| 164 Pole Road IRONBANK | Settler's Cottage Ruins | a d | 5121 |
| 11 Cut Hill Road KANGARILLA | Dwelling and former shop | a c d | 5133 |
| 194 - 196 Cut Hill Road KANGARILLA | Farm complex, 'Glengrove'; Includes house & cottage | a d | 5127 |
| 35 Dashwood Gully Road KANGARILLA | Dwelling(s) and Outbuilding | a d | 5134 |
| 174 Dashwood Gully Road KANGARILLA | Dwelling | a d | 5132 |
| 332 Dashwood Gully Road KANGARILLA | Farm complex, 'Forest Lodge'; Includes house, shearing shed, outbuildings & historic trees | a d e g | 5125 |
| 388 Dashwood Gully Road KANGARILLA | Dwelling, 'Pine Villa'; Includes house, outbuildings & historic trees | a g | 5123 |
| 36 Hillyfields Road KANGARILLA | Farm complex, 'Parkhurst'; Includes house, stable, threshing shed, other outbuildings, historic trees & garden | a d e g | 5126 |
| 1919 Kangarilla Road KANGARILLA | Dwelling and former shop | a | 5135 |
| 1 McLaren Flat Road KANGARILLA | Chapel | a c | 24489 |
| 33 - 35 McLaren Flat Road KANGARILLA | Primary School | a c | 5136 |
| 36 McLaren Flat Road KANGARILLA | Hall - former Temperance Hall | a c | 5130 |
| 41 - 43 McLaren Flat Road KANGARILLA | Cottage & former Shop/Dwelling | a d | 5129 |
| 2 Old Coach Road KANGARILLA | Former Telegraph/Post Office and attached Dwelling | a c | 5137 |
| Morrow LONSDALE | Bridge across Christie Creek Original bridge structure | a d | 5294 |
| 2826 Main South Road MASLIN BEACH | Farmhouse, former Dairy & Barn -'Hunt' | a b d e | 5593 |
| 34 Thomas Road MASLIN BEACH | Farmhouse & Outbuilings - 'Huntfield' | a b d e | 20893 |
| 44 Thomas Road MASLIN BEACH | Former farmhouse buildings (2) and former laundry | a b d | 5597 |
| 118 Thomas Road MASLIN BEACH | Farmhouse & former Dairy 'Kindra' | a b d e | 5596 |
| 178 Blewitt Springs Road MCLAREN FLAT | Dwelling, (Beltung), Associated Trees and garden.; Includes mature pine & palm trees & garden with cypress hedge | a | 5383 |
| 172 Elliott Road MCLAREN FLAT | Cottage | a d e | 5399 |
| 41-47 Main Road MCLAREN FLAT | McLaren Flat Memorial Hall; Whole of exterior | a b c | 5384 |
| 49 Main Road MCLAREN FLAT | McLaren Flat Primary School; Whole of exterior of historic School building | a c | 5385 |
| 55 Main Road MCLAREN FLAT | Shop/Post Office; Whole of exterior | a c | 5386 |
| 330 McLaren Flat Road MCLAREN FLAT | Farm Complex - 'Wickham Park'; includes dwelling, early farmhouse & outbuilding | a b d e | 5406 |
| 2 Aldersey Street MCLAREN VALE | Former McLaren Vale Public School | a c | 5224 |
| 5-9 Aldersey Street MCLAREN VALE | Dwelling - Former Schoolhouse | a c d | 5225 |
| 11A Aldersey Street MCLAREN VALE | Former Manse | a d | 5226 |
| Amery Road MCLAREN VALE | Amery Private Cemetery | a b e | 5388 |
| Binney Road MCLAREN VALE | Strout Cemetery | a c d e | 5415 |
| 71 Brightview Brae MCLAREN VALE | Dwelling | a b | 5419 |
| 42 Caffrey Street MCLAREN VALE | Settler's Cottage & Farmstead | a d | 5222 |
| 5 Chalk Hill Road Section 135 MCLAREN VALE | Former Bellevue School | a c d | 5197 |
| 115 Chalk Hill Road MCLAREN VALE | Former farmhouse, Outbuilding, Mature Palm Tree & Peppercorn Trees (2)- (Manning Park); Whole of exterior | a | 5390 |
| 117 Chalk Hill Road MCLAREN VALE | Stone Outbuildings -'Manning Park' | a | 5389 |
| 17 Chapman Avenue MCLAREN VALE | Dwelling & Outbuilding | a d | 5219 |
| 128 Hunt Road MCLAREN VALE | Cottage - 'Glen Hardy' | a b d e | 5400 |
| 24 Kangarilla Road MCLAREN VALE | Former Settler's Cottage - 'Daringa' | a d e | 5207 |
| 139 Kangarilla Road MCLAREN VALE | Cottage - 'Ferris House' | a b d e | 5405 |
| 20 Liddiard Street MCLAREN VALE | Iron Clad Dwelling | a d | 24490 |
| Section 869, Long Gully Road (off Old Coach Road Track) MCLAREN VALE | Stone Bridge, Old Coach Road; Surviving fabric of bridge. | a d | 5322 |
| 96-98 Main Road MCLAREN VALE | Shop/Residence - former Saddlery | a d | 5217 |
| 99 Main Road MCLAREN VALE | Church | a c d | 5216 |
| 114-116 Main Road MCLAREN VALE | Shop/Residence | a d | 24491 |
| 2/ 145 Main Road MCLAREN VALE | Former Devonshire Arms Hotel | a c e | 5215 |
| 155-157 Main Road MCLAREN VALE | Public Hall & War Memorial | a c | 5223 |
| 165 Main Road MCLAREN VALE | Shop/Residence (former Bank) | a d | 24493 |
| 182 - 184 Main Road MCLAREN VALE | Shop & Residence | a d | 5210 |
| 202-206 Main Road MCLAREN VALE | Winery Group - former Mortlock Mill & Trees (2) | a d e g | 5221 |
| 203-205 Main Road MCLAREN VALE | Former Fruit Processing Factory | a d | 5201 |
| 208-210 Main Road MCLAREN VALE | Hotel | a c e | 5200 |
| 252 Main Road MCLAREN VALE | Former Settler's Cottage & Yard Wall | a d | 5196 |
| 281 Main Road MCLAREN VALE | Dwelling 'Ingleburne'; Includes dairy, store & water tank | a b d e f | 5435 |
| 5 McMurtrie Road MCLAREN VALE | Former Salopian Hotel | a c f | 5208 |
| 187 McMurtrie Road MCLAREN VALE | Well | a d e | 5414 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 382 McMurtrie Road MCLAREN VALE | Pug House Ruin | a b d | 5410 |
| 13-15 Mudge Street MCLAREN VALE | Former Shop & Cottage | a d | 5204 |
| 58 Osborn Road MCLAREN VALE | D'Arenberg Winery Complex; Includes former homestead, dwelling, stone barn & stone cellar | a b e | 5391 |
| 3 Park Drive MCLAREN VALE | Former Well | a c | 5227 |
| 139b Pedler Creek Road off MCLAREN VALE | Former farmhouse and Barn, ('Fidge Farm'); Whole of exterior of former farmhouse and barn | a e | 5381 |
| 20 Penfold Way MCLAREN VALE | Winery Group | a d | 24492 |
| 22 Railway Terrace MCLAREN VALE | Former Stationmaster's Residence | a | 24494 |
| 120 Sand Road MCLAREN VALE | Farmhouse (Thomas Block) | a b d e | 5412 |
| 234 Seaview Road MCLAREN VALE | Oliver Family Private Cemetery; includes Stone wall, headstones and eucalypts | a b e | 5394 |
| 246 Seaview Road MCLAREN VALE | Former Row Dwellings (Workers Cottages); Whole of exterior | a b | 5393 |
| 271 Seaview Road MCLAREN VALE | Farmhouse and Stone Outbuildings ('Whitehill Farm'); Whole of exterior | a | 5392 |
| Strout Road MCLAREN VALE | Farmhouse 'Peppermint Farm' includes Peppercorn Tree | a b d e f | 5416 |
| 60 Strout Road MCLAREN VALE | Strout's Farm Complex | a b d e | 5413 |
| 219 Strout Road MCLAREN VALE | Bethany Church, Cemetery & Bridge | a c d | 5417 |
| 255 Strout Road MCLAREN VALE | Wirra Wirra Winery | a b d e | 5407 |
| 255 Strout Road MCLAREN VALE | Dwelling (Wigley's) | a d e | 5408 |
| 3 Stump Hill Road MCLAREN VALE | Dwelling & former Barn | a d | 5195 |
| 37 Tatachilla Road MCLAREN VALE | Dwelling - 'Woodleigh' | a d e | 5213 |
| 39 Tatachilla Road MCLAREN VALE | Dwelling - former 'Woodleigh' Stables | a d e | 5209 |
| 753 Victor Harbor Road MCLAREN VALE | Richard Logan's House (Abandoned) | a b d e | 5395 |
| 68 Wheaton Road MCLAREN VALE | Former Farm Complex ('Landcross Farm'); includes former farmhouse, stone barn, shed structures, former cottages (3) stone outbuildings (2) & remnants of stone walls/enclosures | a e | 5382 |
| 52 Bains Road MORPHETT VALE | Dwelling, former Morphett Vale Union Chapel; Whole of exterior of historic building, excluding later additions | a d | 5305 |
| 59 Bains Road MORPHETT VALE | Dwelling, ('Prospect Cottage'); Whole of exterior of historic dwelling, excluding additions | a d | 5306 |
| 10-16 Cypress Drive MORPHETT VALE | Former Farmhouse; Whole of exterior of historic farmhouse excluding later additions | a | 5307 |
| 1 High Street MORPHETT VALE | Former Police Stable; Whole of exterior | a | 5308 |
| Main South Road Cnr & Flaxmill MORPHETT VALE | War Memorial Garden; includes obelisk & landscaped gardens | a | 5310 |
| 132 Main South Road MORPHETT VALE | Emu Hotel; Whole of exterior of historic hotel excluding later additions | a c | 5309 |
| 171 States Road MORPHETT VALE | Dwelling, former Manse; Whole of exterior of historic dwelling, excluding later additions | a d | 5311 |
| 185 States Road MORPHETT VALE | Dwelling & Cellar; Whole of exterior of historic dwelling, excluding later additions | a d | 5312 |
| 193 States Road MORPHETT VALE | Dwelling; Whole of exterior of historic dwelling, excluding verandah and additions | a d | 5313 |
| 3 William Street MORPHETT VALE | Former Courthouse and Police Station; Whole of exterior | a c | 20883 |
| Woodcroft Drive MORPHETT VALE | Former Easton's Barn; Whole of exterior | a d e | 5314 |
| Kalisz Court NOARLUNGA DOWNS | Former Farm Complex, ('Eleanora Centre'); includes homestead & outbuildings | a e | 5315 |
| Chandlers Hill Road Western Side O'HALLORAN HILL | Stone Bridge | a | 24495 |
| 1533-1541 Main South Road O'HALLORAN HILL | Former Tapley Farm Complex | a d e | 5094 |
| 1565 Main South Road O'HALLORAN HILL | Former Shearing Shed (formerly associated with Tapley Farm Complex | a d e | 24496 |
| 32 - 34 Hall Crescent OLD NOARLUNGA | Reserve, former Market; Whole of Reserve. | a c | 5337 |
| 12 Malpas Street OLD NOARLUNGA | Cottage; Whole of exterior | a | 5317 |
| 23 Malpas Street OLD NOARLUNGA | Noarlunga Primary School, includes c1912 Schoolroom and Peppercorn Tree; Whole of exterior of historic (1912) school building excluding additions. Peppercorn tree | a c | 5318 |
| 28 Malpas Street OLD NOARLUNGA | Dwelling, ('Noarlunga Cottage'); Whole of exterior of historic (c1854) cottage and c1860 additions excluding later additions. | a | 5319 |
| 50 Malpas Street OLD NOARLUNGA | Former Methodist Church, Gravesite and Peppercorn Trees; Whole of Exterior of historic Church 1902 additions, and Peppercorn trees. excluding front porch. | a c f | 5320 |
| 6 Market Crescent OLD NOARLUNGA | Former Horseshoe Mill; Whole of exterior | a f | 5321 |
| 66 Paringa Parade OLD NOARLUNGA | Former Brewery, Stone Tank and Pepper Tree; Whole of exterior of former brewery. Stone tank and pepper tree | a d | 5336 |
| 4 Patapinda Road OLD NOARLUNGA | Former Shop and Dwelling; Whole of exterior excluding additions and non-original embellishments. | a | 5316 |
| 9 Patapinda Road OLD NOARLUNGA | Former Shop/Dwelling; Whole of exterior of the c1860's shop excluding later additions. | a | 5323 |
| 25 Patapinda Road OLD NOARLUNGA | Former Shops & Dwelling; Whole of exterior | a | 5324 |
| 33 Patapinda Road OLD NOARLUNGA | Dwelling and former shop; Whole of exterior | a | 5326 |
| 37 Patapinda Road OLD NOARLUNGA | Former Shop & Dwelling; Whole of exterior | a | 5327 |
| 38-42 Patapinda Road OLD NOARLUNGA | Old Noarlunga Hotel (formerly Jolly Miller); Whole of exterior of historic hotel excluding additions | a c | 5328 |
| 43-45 Patapinda Road OLD NOARLUNGA | Former Shop & Dwelling; Whole of exterior | a | 5329 |
| 48 Patapinda Road OLD NOARLUNGA | Dwelling and former Shop; Whole of exterior | a | 5331 |
| 47-49 Patapinda Road OLD NOARLUNGA | Former Butcher's Shop/Dwelling; Whole of exterior | a | 5330 |
| 50-52 Patapinda Road OLD NOARLUNGA | Dwelling; Whole of exterior - excludes c1953 shop addition | a | 5332 |
| 53 Patapinda Road OLD NOARLUNGA | Noarlunga District Hall; Whole of exterior of historic Hall and 1929 addition, excluding later timber verandah and ramp. | a c | 5335 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 56 Patapinda Road OLD NOARLUNGA | Former Post Office; Whole of exterior | a c | 5333 |
| 67 Patapinda Road OLD NOARLUNGA | Dwelling, former Harbour Master's Cottage, Post & Rail Fence and Canary Island Palm Tree; Whole of exterior of historic cottage excluding later verandah. Mature palm tree, post and rail fence. | a e | 5334 |
| 62, 66-68, 74-76 Victor Harbor Road OLD NOARLUNGA | Former Farm Complex - includes dwelling, outbuildings, agricultural buildings & mature pine trees; Whole of exterior dwelling and outbuildings. Mature pine trees | a e | 5338 |
| 6 Water Street OLD NOARLUNGA | Dwelling former Granary and Storehouse; Whole of exterior of historic building | a | 5339 |
| 16 Bridge Street OLD REYNELLA | Former Reynella Distillery, (St Francis Winery & Restaurant includes cellar buildings); Whole of exterior of historic cellar buildings excluding later additions | a e | 5366 |
| 5 Corn Street OLD REYNELLA | Cottage; Whole of exterior | a e | 5367 |
| 15 Corn Street OLD REYNELLA | Cottage; Whole of exterior of historic cottage and gabled addition excluding recent skillion roofed additions. | a | 5368 |
| 64-66 Corn Street OLD REYNELLA | Dwelling, former Boarding House; Whole of exterior | a | 5370 |
| 18A Lantana Road OLD REYNELLA | Stone Pine Trees (4) and Cairn; Pine trees and cairn | a g | 5371 |
| 6 Market Street OLD REYNELLA | Cottage; Whole of exterior | a | 5372 |
| 194 Old South Road OLD REYNELLA | Shop; Whole of exterior excluding verandah | a | 5373 |
| 3 Olive Street OLD REYNELLA | Cottage; Whole of exterior | a | 5374 |
| Lot 805 Panalatinga Road OLD REYNELLA | Carew Cottage' and attached former School Room Sunken Garden & Pine Tree | a e | 5375 |
| 38-44 Panalatinga Road (Lot 1002) OLD REYNELLA | Cottage within Reynella Winery; Whole of exterior | a e | 20885 |
| 8 Peach Street OLD REYNELLA | Dwelling, former Wesleyan Chapel and Hall; Whole of exterior of former Chapel and Hall | a c | 5376 |
| 1 Reynell Road OLD REYNELLA | Cottage, former Post Office; Whole of exterior | a c | 5377 |
| 6 Reynell Road OLD REYNELLA | Former Station Masters Dwelling; Whole of exterior | a e | 5378 |
| 22 Reynell Road OLD REYNELLA | Dwelling; Whole of exterior | a e | 20884 |
| 10 Kellys Road ONKAPARINGA HILLS | farmhouse and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings | a e | 5340 |
| 1 Nursery Lane ONKAPARINGA HILLS | Dwelling - 'The Cottage Nursery'; Whole of exterior | a | 5341 |
| 30 Tusmore Drive ONKAPARINGA HILLS | Dwelling, former Farm Building, ('Craigbank'); Whole of exterior | a e | 5342 |
| 11 Anderson Avenue PORT NOARLUNGA | Dwelling; Dwelling (excluding the carport, and any later additions and outbuildings). | a | 24497 |
| Lot 12 Clarke Street PORT NOARLUNGA | Dwelling ('Fan Court'); Whole of exterior | a b e f | 5343 |
| Esplanade PORT NOARLUNGA | Port Noarlunga Jetty; Whole of jetty structure | a b c f | 5346 |
| Esplanade PORT NOARLUNGA | Captain Collett Barker Cairn; Cairn including plaque and weather vane | a e f | 5344 |
| 13/15/17 Gawler Street PORT NOARLUNGA | Former General Store/Attached Dwelling and Outbuilding; Whole of exterior of former general store/attached dwelling and outbuilding | a | 5348 |
| 19 Gawler Street PORT NOARLUNGA | Shop, former Dwelling; Whole of exterior excluding verandah infill | a d | 5350 |
| 1/ 20 Gawler Street PORT NOARLUNGA | Shop, former Billiard Saloon; Whole of exterior | a c | 5349 |
| 21 Gawler Street PORT NOARLUNGA | Shop, former Post Office; Whole of exterior | a c | 5351 |
| 22 Gawler Street PORT NOARLUNGA | Community Arts Centre, former Port Noarlunga Institute and Library; Whole of exterior | a b c | 5352 |
| 23-25 Gawler Street PORT NOARLUNGA | Shops, Former General Store; Whole of exterior of both shops | a | 5353 |
| 27 Gawler Street PORT NOARLUNGA | Shop and Studio, former Church; Whole of exterior excluding front fence. | a c | 5354 |
| 13 Murray Road PORT NOARLUNGA | Cottage (former Stables) | a | 24499 |
| 62-64 Murray Road PORT NOARLUNGA | Former Guesthouse, ('Angus House'); Whole of exterior | a b e | 5355 |
| 82 Murray Road PORT NOARLUNGA | Cottage; Whole of exterior | a | 5356 |
| 32 Old Honeypot Road PORT NOARLUNGA | Dwelling, former Farmhouse; Whole of exterior | a | 5357 |
| 29 Saltfleet Street PORT NOARLUNGA | Port Noarlunga Hotel, excluding 'Milliari' guesthouse; Whole of exterior excluding recent additions | a b c f | 5345 |
| 33 Saltfleet Street PORT NOARLUNGA | Dwelling and Norfolk Island Pine Tree; Whole of exterior of dwelling. Pine tree. | a | 5360 |
| 36 Saltfleet Street PORT NOARLUNGA | Former Bakery Shop and Norfolk Island Pine Trees (2); Whole of exterior of former shop. Pine trees | a | 5361 |
| 9 Witton Road PORT NOARLUNGA | Dwelling, former Boarding House ('Yoolana'); Whole of exterior | a b | 5362 |
| 29 Commercial Road PORT NOARLUNGA SOUTH | Dwelling; Whole of exterior | a b | 5364 |
| Bowering Hill Road PORT WILLUNGA | Barn Ruins | a d | 5544 |
| 25 East Street PORT WILLUNGA | Former Dairy Complex; Includes cottage, barn & outbuildings | a d | 5538 |
| Esplanade PORT WILLUNGA | Star of Greece Cafe | a | 5543 |
| 4-5 Esplanade PORT WILLUNGA | Former "Alton" Guest House | a b f | 5539 |
| 23 Esplanade PORT WILLUNGA | House | a | 5542 |
| 17 Port Road PORT WILLUNGA | Cottage (Honeysuckle) | a d | 5546 |
| 19-21 Port Road PORT WILLUNGA | Cottage & Stone Wall | a d | 5547 |
| 62 Port Road PORT WILLUNGA | Former Farmhouse | a e | 5548 |
| 13-15 Star of Greece Road PORT WILLUNGA | Rosa's Cottage | a d | 5549 |
| 21-23 Star of Greece Road PORT WILLUNGA | Cottage | a | 5537 |
| 191 Button Road SELLICKS BEACH | Farmhouse (Norman's) | a b d | 5463 |
| 122 Country Road SELLICKS BEACH | Farm Complex (Justs) | a b d e | 5535 |
| 79-80 Esplanade SELLICKS BEACH | Pebble House; includes front wall, staircase, fence & garden grottos | a d f | 5524 |
| 3846 Main South Road SELLICKS BEACH | Former Farmhouse (Clarke) | a b d e | 5533 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Alt 20 Sellicks Beach Road SELLICKS BEACH | Cemetery | a | 24503 |
| Alt 21 Sellicks Beach Road SELLICKS BEACH | Former Church | a c d | 5534 |
| 12 Stirling Avenue SELLICKS BEACH | Farmhouse - 'McRae' | a b d e | 5536 |
| 100 Culley Road SELLICKS HILL | Farm Complex (McCrae); Includes associated barn | a b d e | 5523 |
| 122 Culley Road SELLICKS HILL | Former Farmhouse | a b d e | 5522 |
| 3731 Main South Road SELLICKS HILL | Farmhouse (Cameron) | a b d e | 5526 |
| 652 Old Sellicks Hill Road SELLICKS HILL | Victory Hotel; excludes later additions | a c e f | 5528 |
| 292 Plains Road SELLICKS HILL | Farmhouse (Eatts) | a b d e | 5292 |
| 418 Plains Road SELLICKS HILL | Former Farmhouse | a b d | 5532 |
| Rogers Road SELLICKS HILL | Corrugated Iron Barns/Sheds (Rogers) | a d | 5525 |
| 272 Bayliss Road TATACHILLA | Farmhouse & Outbuildings 'Pengilly Farm' | a b d e | 5559 |
| 293 California Road TATACHILLA | Former Farmhouse | a b d | 5562 |
| 565 California Road TATACHILLA | Stone Cottage - former seaman Residence; building associated with former Tatachilla Winery | a d e | 5398 |
| 577 California Road TATACHILLA | Cottage - 'Peppertree' - former William Semmens' Cottage; building associated with former Tatachilla Winery | a d e | 5396 |
| 2887 Main South Road TATACHILLA | Farm Complex; includes farmhouse & barn | a b d | 5595 |
| 233 Tatachilla Road TATACHILLA | Former Tatachilla Winery & Residence | a c d e | 5418 |
| 575 Tatachilla Road TATACHILLA | Picker's House, Stables & Stallion House; Buildings associated with former Tatachilla Winery | a d e | 5397 |
| 91 Jackson Hill Road THE RANGE | Farmhouse (Manning); includes storeroom & pine trees | a f | 5401 |
| 125 Jackson Hill Road THE RANGE | Dwelling Ruins (Jackson's); includes Cypress trees | a d e | 5402 |
| 80 McMurtrie Road THE RANGE | Dwelling - 'Hillwood'; includes attached cellar & dairy | a d e | 5409 |
| 378 Rifle Range Road THE RANGE | Dwelling - 'Monopilla' | a b d e | 5411 |
| 7 Adey Road WHITES VALLEY | Cottage | a d e | 5564 |
| Aldinga Road WHITES VALLEY | Butterworth's Mill Ruins | a d e f | 5552 |
| 363 Aldinga Road WHITES VALLEY | Farmhouse - 'Blacker's' | a b d e | 5421 |
| 6 Bayliss Road WHITES VALLEY | Duncan Stewart's House (ruins) | a b e | 5558 |
| 90 Bayliss Road WHITES VALLEY | Farmhouse (Bowithick) | a b e | 5560 |
| 149 California Road WHITES VALLEY | Stanfield Farm Complex; includes farmhouse, tank, dairy, coolhouse & barn | a b d | 5572 |
| 100 Delabole Road WHITES VALLEY | Coachhouse Remains (Ashley Farm) | a e | 5426 |
| 76 Flour Mill Road WHITES VALLEY | Mulberry Tree Cottage | a b e | 5554 |
| 94 Flour Mill Road WHITES VALLEY | Farmhouse (Butterworth) | a b e | 5553 |
| Free Lane WHITES VALLEY | Free Presbyterian Church (Ruin) | a b e f | 5557 |
| 7 Free Lane WHITES VALLEY | Former Aldinga Store | a c e | 5556 |
| Almond Grove Road WHITES VALLEY | Brick Kiln Bridge & Site | a d e | 5555 |
| 110 Little Road WHITES VALLEY | White's Mill Row Cottages | a b d e | 5571 |
| 120 Little Road WHITES VALLEY | Farmhouse 'Hilltop' | a b d | 5570 |
| 140 Little Road WHITES VALLEY | Hay-Taylor Cottage | a d | 5568 |
| 164 Little Road WHITES VALLEY | Farmhouse (McGaffin) (Dr) | a d e | 5567 |
| 19 St Judes Street WILLUNGA | Cottage | a d | 5513 |
| Aldinga Road WILLUNGA | Site of St Stephen's Church & Willunga Cemetery | a c d | 5420 |
| 15 Aldinga Road WILLUNGA | Dwelling & former Shop; includes later verandah addition | a d e | 5465 |
| 17 Aldinga Road WILLUNGA | Attached Dwelling and former Shop | a d e | 5466 |
| 19 Aldinga Road WILLUNGA | Dwelling & Former Shop | a d e | 5467 |
| 35 Aldinga Road WILLUNGA | Cottage | a d | 5468 |
| 39 Aldinga Road WILLUNGA | Cottage - Former Bible Christian Manse | a d | 5469 |
| 41 Aldinga Road WILLUNGA | Cottage (Dowty's) | a d e | 5470 |
| 43 Aldinga Road WILLUNGA | Cottage | a d e | 5471 |
| 45 Aldinga Road WILLUNGA | Cottage | a d | 5472 |
| 49 Aldinga Road WILLUNGA | Cottage | a d | 5473 |
| 55 Aldinga Road WILLUNGA | Cottage | a d | 5474 |
| 100 Binney Road WILLUNGA | Dwelling (excluding 1930s front addition) & Cellar (Binney) | a b d e | 5422 |
| 10 Bishop Street WILLUNGA | Cottage (The Gums) | a d | 5475 |
| 39 Edwards Road WILLUNGA | Former Farmhouse (Little Tew) | a b | 5428 |
| 140 Edwards Road WILLUNGA | Cottage - 'Middlebrook' | a | 5429 |
| Gaffney Road WILLUNGA | Grange Farm; includes dwelling & former laundry dairy & implement store | a b d e | 5431 |
| Gaffney Road WILLUNGA | Slate Bridge | a d | 5432 |
| 7 High Street WILLUNGA | Bank & Residence | a c d | 5478 |
| 13 High Street WILLUNGA | Shop | a d | 5479 |
| 17 High Street WILLUNGA | Shops | a d | 5480 |
| 22-24 High Street WILLUNGA | Shop & Residence | a d | 5481 |
| 27 High Street WILLUNGA | Restaurant - former Church | a c | 5482 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 29 High Street WILLUNGA | Shop & Residence; excludes verandah | a d | 5483 |
| 35 High Street WILLUNGA | Former Oddfellows Hall | a c d | 5484 |
| 3/ 37 High Street WILLUNGA | Cottage | a d | 5485 |
| 46 High Street WILLUNGA | Cottage | a d | 5486 |
| 60 High Street WILLUNGA | Cottage | a d | 5487 |
| 8 Hill Street WILLUNGA | Shops & former Dwelling | a d | 5488 |
| 10 Hill Street WILLUNGA | Alma Hotel | a d e f | 5489 |
| 12A Hill Street WILLUNGA | Dwelling | a d e | 5490 |
| 1/ 5 Kell Street WILLUNGA | Cottage | a d | 5491 |
| Main Road WILLUNGA | Show Hall & Community Centre | a c f | 5493 |
| 3 Main Road WILLUNGA | Dwelling - former Police Station | a c | 5492 |
| 13 Main Road WILLUNGA | Dwelling & former Bakery | a d | 5494 |
| 15 Main Road WILLUNGA | Dwelling | a d e | 5495 |
| 18 Main Road WILLUNGA | Dwelling - 'Hawthorne' | a d | 5496 |
| 20 Main Road WILLUNGA | Dwelling | a d | 5497 |
| 22 Main Road WILLUNGA | Dwelling | a d | 5498 |
| 89 Main Road WILLUNGA | Farmhouse - Slate Creek Farm | a b e | 5434 |
| 130 Main Road WILLUNGA | Cottage Ruin 7 Moreton Bay Fig Trees | a b d e f | 5430 |
| 137 Main Road WILLUNGA | Former Farmhouse (Rowlands) | a b d | 5433 |
| 6 Methodist Street WILLUNGA | Former Stables Complex | a b d e | 5447 |
| 15 Methodist Street WILLUNGA | Cottage - Former Methodist Manse | a b e | 5436 |
| 65 Norman Road WILLUNGA | Normanton (Peacock Farm); includes farmhouse, dairy/cellar & stone barn | a b d e | 5437 |
| Old Willunga Hill Road WILLUNGA | Willunga Hill & Slate Gutters | a d | 20947 |
| 7 Old Willunga Hill Road WILLUNGA | Dwelling | a b d e | 5464 |
| 35 Old Willunga Hill Road WILLUNGA | Cottage - Elim Park | a b d e | 5462 |
| 6 Railway Terrace WILLUNGA | Former railway refreshment rooms | a c d e | 5444 |
| 8 Railway Terrace WILLUNGA | Former Railway Station, platform, stock ramp, platform crane, water tower, stand pipe, turntable pit and footings, wrought iron gate, strainer posts, and railway iron fencing | a c d e | 5443 |
| St Andrews Terrace WILLUNGA | Gum Tree & Bell | a c f | 5510 |
| 8 St Andrews Terrace WILLUNGA | Dwelling | a d | 5499 |
| 9 St Andrews Terrace WILLUNGA | Dwelling | a d | 5500 |
| 10 St Andrews Terrace WILLUNGA | St Stephen's Anglican Church | a c d | 5501 |
| 18 St Andrews Terrace WILLUNGA | Cottage | a d | 5502 |
| 26 St Andrews Terrace WILLUNGA | Cottage | a d | 5503 |
| 27 St Andrews Terrace WILLUNGA | Dwelling | a d | 5504 |
| 34 St Andrews Terrace WILLUNGA | Dwelling - former attached Cottages | a d | 5505 |
| 137 St Andrews Terrace WILLUNGA | Willunga Uniting Church (former Wesleyan Church) & Cemetery | a c d | 5512 |
| 18 St Georges Street WILLUNGA | Cottage | a d e | 5506 |
| 20 - 22 St Georges Street WILLUNGA | Dwelling | a d e | 5507 |
| 24 St Georges Street WILLUNGA | Cottage | a d | 5508 |
| 6 St James Street WILLUNGA | Cottage | a d | 5476 |
| 21 St James Street WILLUNGA | Cottage | a d e | 5509 |
| 5 St Judes Street WILLUNGA | Cottage | a d | 5511 |
| 12 St Judes Street WILLUNGA | St Joseph's Roman Catholic Church and Cemetery Complex including Church Cemetary, hall (former schoolhouse) and presbytery | a c | 5514 |
| 8 St Lukes Street WILLUNGA | Cottage | a d | 5515 |
| 11-13 St Lukes Street WILLUNGA | House | a d | 5516 |
| 23 St Lukes Street WILLUNGA | Cottage | a d | 5517 |
| 8 St Marys Street WILLUNGA | Cottage | a b | 5454 |
| 17 St Marys Street WILLUNGA | Cottage | a d | 5518 |
| 20 St Marys Street WILLUNGA | Stone Shed | a b d e | 5450 |
| 30 St Matthews Street WILLUNGA | Dwelling | a b d e | 5457 |
| 32 St Matthews Street WILLUNGA | Dwelling | a b d e | 5458 |
| St Peters Terrace WILLUNGA | Former Farmhouse & Dairy 'Waverley Park' | a b d e | 5460 |
| St Peters Terrace WILLUNGA | Former Willunga District Council Chambers | a c d | 5459 |
| 3 St Peters Terrace WILLUNGA | Former Shop & Residence | a d | 5519 |
| 5 St Peters Terrace WILLUNGA | Former Shop & Residence | a d | 5520 |
| 13 St Peters Terrace WILLUNGA | House (Somerset) | a d | 5521 |
| 9 Station Road WILLUNGA | Former Farmhouse (Pethick) | a b d e | 5461 |
| 13 Station Road WILLUNGA | Former Railway Station Masters Dwelling | a c d e | 5445 |
| Colville Road WILLUNGA SOUTH | Colville Bridge | a c d e | 5425 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 640 Colville Road WILLUNGA SOUTH | Cottage (formerly Moy Hall) | a | 5423 |
| 387 Delabole Road WILLUNGA SOUTH | Stand of Osage Orange Trees | a f | 5427 |
| Quarry Road WILLUNGA SOUTH | Stone Culvert | a d | 5441 |
| 19 Quarry Road WILLUNGA SOUTH | Cottage (Gum Gully) | a b d | 5439 |
| 41 Quarry Road WILLUNGA SOUTH | Cottage Ruins & Slate Tank | a b d | 5440 |
| 81 Quarry Road WILLUNGA SOUTH | Martin's & Bastian's Quarries | a b e | 5442 |
| Range Road West WILLUNGA SOUTH | Spilt Slate Fence | a d | 5446 |
| 78 St Andrews Terrace WILLUNGA SOUTH | Dwelling 'Brierly' | a d e | 5448 |
| 30 St Johns Terrace WILLUNGA SOUTH | Dwelling Former Church of England Rectory | a b e | 5424 |
| 85 St Johns Terrace WILLUNGA SOUTH | Cottage | a b d e | 5451 |
| 94 St Johns Terrace WILLUNGA SOUTH | Cottage 'Beltunga' | a b d e | 5438 |
| 100 St Johns Terrace WILLUNGA SOUTH | Cottage (Springhill) | a b d | 5452 |
| 122 St Johns Terrace WILLUNGA SOUTH | Cottage - 'Valley View' | a b d | 5453 |
| Panalatinga Road WOODCROFT | Dwelling, former Farmhouse and Pine Trees; Whole of exterior of former farmhouse excluding later additions. Mature pine trees | a | 5379 |

## Peterborough

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Black Rock to Dawson Road BLACK ROCK | Black Rock Station Wool Shed; External form and materials including corrugated iron roof, face stonework walls and timber doors and windows. | a b d | 26004 |
| 7 to 11 Jervois Street PETERBOROUGH | Former Peterborough Printing Office & Offices; External form of printing shop and offices, including corrugated iron roof, chimneys, rendered parapet and trims, face stonework, timber and iron verandah and shopfront. Includes timber windows and doors. | a c | 26008 |
| 13 Jervois Street PETERBOROUGH | Former Savings Bank of SA and Residence; External form and materials of bank and residence, including corrugated iron roof, chimneys, rendered parapet, face stonework and brick trims, timber and iron canopy and verandah, timber windows and timber door. | d | 26012 |
| 51-53 Kitchener Street PETERBOROUGH | St Peters Anglican Church and Hall; External form and materials of the church and hall, including corrugated iron roofs, roof vents, cast iron finials, rendered parapet cappings, face stonework and brick trims, windows and timber doors. | a c d | 26010 |
| 59 Kitchener Street PETERBOROUGH | Former Baptist Church and Tennyson Hall; External form,materials and details of the stone church and hall, but excluding later northern additions. | c d | 26011 |
| 85-87 Main Street PETERBOROUGH | Former CWA Rest Rooms; External form and materials including corrugated iron roof, brick chimney, parapet, face stonework. timber windows and doors and verandah. | a c | 26014 |
| 96 Main Street PETERBOROUGH | Federal Hotel; External form, materials and detailing of stone hotel, excluding later concrete block and iron additions. | a | 26022 |
| 110 Main Street PETERBOROUGH | Former Institute; External form and materials including corrugated iron roof, chimneys, rendered parapet, cornice, gable and trims, face stonework, timber windows and timber doors. | a b f | 26015 |
| 113 Main Street PETERBOROUGH | Elder's Office | a c | 26013 |
| 121 Main Street PETERBOROUGH | Junction Hotel; External form and materials including corrugated iron roof, brick chimneys, face stonework, brick trims, timber windows and doors. Includes the single storey section to the west. Excludes two storey wing to the north. | a b c | 26016 |
| 145-149 Main Street PETERBOROUGH | Diamond Jubilee Building; External form, materials and details, including corrugated iron roof, rendered parapets with gable and curved pediments, face stonework, timber and tiled shopfronts and timber doors. Excludes the modern verandah. | d | 26017 |
| 163-165 Main Street PETERBOROUGH | Former Hoile's Pharmacy; External form, materials and detailing, including the rendered parapets, bullnose iron and timber verandah and shopfront. | a e | 26019 |
| 191 Main Street PETERBOROUGH | Former ANZ Bank; External form, materials and details of the bank and residence, including corrugated iron roof, rendered parapet, face stonework, timber windows and timber doors. | a c | 26021 |
| 217-221 Main Street PETERBOROUGH | Railway Hotel; External form, materials and detail of stone hotel including tower,chimneys, pediment, verandah and balcony and single storey building with roof lantern, but excluding later brick additions. | a d f | 26023 |
| 5 to 7 Meadows Street PETERBOROUGH | Former E&WS Depot and Well; External form and materials of the store and well, including corrugated iron roof, louvred vents, face stonework, brick trims and timber framed windows. | a b | 26024 |
| Morgan East Road via Peterborough PETERBOROUGH | Former Morgan East School; External form and materials including corrugated iron roof, face stonework and timber framed openings. | a c f | 25995 |
| Park Street PETERBOROUGH | Park Street Entrance and Gateway; Rendered piers and walls, hinges, fences and foundation stone. | a e f | 26025 |
| 15 Pine Street PETERBOROUGH | Residence; External form, materials and details, including corrugated iron roofs, louvred gables, brick chimneys, tower, cast iron finial, decorative barges and gable infill, window canopy and bullnose iron and timber verandah, face stonework, brick trims and timber windows and doors. Includes the timber and pipe fence. | d | 25983 |
| Queen Street Part Lot 20 PETERBOROUGH | Victoria Park Gates; Rendered piers and foundation stones. Excludes modern gates and fences. Includes the extant original gates in storage. | e | 25986 |
| 60-78 Queen Street PETERBOROUGH | Peterborough High School; External form, materials and detail of stone school building including roof cupola, timber and colonnaded verandahs. | c | 26040 |
| 134 Queen Street PETERBOROUGH | Peterborough Hill View Baptist Church; External form and materials including corrugated iron roof, face red brick walls, and arched porch. Excludes aluminium windows. | a b c | 25985 |
| 34 Railway Terrace and Bourke St PETERBOROUGH | St Anacletus Catholic Church; External form, materials and details of stone church building, including stone and cast iron fence | a c e | 26007 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 88 Railway Terrace PETERBOROUGH | Former Residence and Surgery; External form, materials and details of the residence and surgery, including corrugated iron roofs, chimneys, iron and timber verandahs, face stonework, brick trims and timber windows and doors. Includes concrete addition and detached two room building. | c e f | 25988 |
| 104 Railway Terrace PETERBOROUGH | St Peters Lutheran Church; External form, materials and details, including corrugated iron roof, brick parapet and gablets, iron finials, face stonework, brick trims, arched timber windows and timber doors. Includes inscription stone. | c d | 25989 |
| 113 Railway Terrace PETERBOROUGH | Former Railway Superintendent's House; External form, materials and details, including hipped corrugated iron roof, brick chimneys, face stonework, brick trims, timber and iron verandah, timber framed windows and timber doors. | a b | 25991 |
| 130 Railway Terrace PETERBOROUGH | Killarney House; External form and materials including corrugated iron hipped roof, brick chimneys, face stonework, brick trims, verandah and timber windows and doors. | a b | 25990 |
| Telford Avenue Section 486 PETERBOROUGH | Nissen Hut; External form and materials including corrugated iron roof and walls. | a b e f | 25993 |
| Railway Reserve PETERBOROUGH | Underground Pedestrian Subway; The whole of the subway and associated ramps. | a c d | 25987 |
| Lot 537 East Terrace YONGALA | Flour Store; External form and materials including corrugated iron roof, face stonework, rendered trims and timber windows and doors. Includes associated platform. | a | 25997 |
| Lot 80 East Terrace YONGALA | Former Yongala Primary School; External form and materials of schoolhouse and former residence, including corrugated iron roofs, chimneys, face stonework and brick trims, corrugated iron and timber verandahs, timber framed windows and timber doors. | c | 26002 |
| Lot 27 Fourth Street YONGALA | Yongala Peace Hall (Institute); External form, materials and details of the hall and entry, including corrugated iron roof, rendered parapets, face stonework, brick trims and timber windows and doors. Excludes blockwork additions. | c | 25998 |
| Lot 539 Main Street YONGALA | Former Post Office and Residence; External form, materials and details, including corrugated iron roof, chimneys, rendered parapet, iron and timber verandah, face stonework, brick trims, and timber windows and doors. | d | 26000 |
| Lot 68 Main Street YONGALA | Former St Leonard's Church Of England; External form, materials and details, including corrugated iron roofs, iron finials, rendered parapet walls, face stonework, brick trims, timber framed windows and timber doors. | a b d | 25999 |
| Lot 72 Second Street YONGALA | RSL Sub-Branch; External form and materials of the masonry building, including corrugated iron roof, louvred and stucco gable infill, face stonework, brick trims, timber windows and door. | c | 26001 |
| Lot 97 West Street YONGALA | Police Cells; External form and materials including skillion corrugated iron roof, face stonework and brick trims and timber door with iron hardware. | a | 26003 |

## Playford

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Lot 191 Angle Vale Road ANGLE VALE | House; Original external form, materials & details of the c1870s farmhouse. | a b e | 13232 |
| Lot 2 & 3 Angle Vale Road ANGLE VALE | Former Ebenezer Chapel Cemetery & Hall; The 1854 former Ebenezer Chapel including overall external form of the building, the former Hall associated with the Chapel, and the Cemetery, including cast iron grave surrounds. | a c e | 13234 |
| Lot 254 Angle Vale Road ANGLE VALE | Former Church Manse; Original external form, materials & details of the circa 1857 cottage. | a e | 13235 |
| Lot 400 Angle Vale Road ANGLE VALE | Sylvan Glade'; Original external form, materials & details of the early house and associated outbuildings. | a b e | 13233 |
| Lot 91 Chivell Road ANGLE VALE | Farmhouse; Original external form, materials & details of the 1850s farmhouse. | a b | 13236 |
| Lot 2 Curtis Road ANGLE VALE | House; Original external form, materials & details of the 1850s cottage. | a b d e | 13237 |
| Sec 92 Riverbanks Road ANGLE VALE | House; Original external form, materials & details of the 1850's cottage. | a b e | 13238 |
| Lot 101 Main North Road BLAKEVIEW | Former Barn/Stables; Original external form, materials & details of the 1860s former stables. | a b e f | 13239 |
| Lot 446 Smith Road BLAKEVIEW | House 'Arrawarra'; Original external form, materials & details of the 1920s cottage. | a b e | 13240 |
| 10 Pinehurst Road CRAIGMORE | House 'Blair Farm'; Original external form, materials & details of the circa 1855 house. | a b | 13241 |
| 93 Elizabeth Way ELIZABETH | Anglican Mission; Original, external form, materials & details of the 1959 community centre, including the curved roof two storey section to the rear. | a b c | 13297 |
| 10 Goodman Road ELIZABETH | Grandstand- Elizabeth Oval; Original form, materials & details of the 1960s grandstand. | a b f | 13243 |
| 15 Goodman Road ELIZABETH | Playford Gardens; Whole of the gardens including monument, walls & paths. | a c e | 13244 |
| Lot 152 Playford Boulevard ELIZABETH | Clock Tower; Original, external form, materials & details of the free standing masonry clock tower. | a c d e f | 13298 |
| 10 Playford Boulevard ELIZABETH | Shedley Theatre; Original, external form, materials & details of the 1965 Shedley Theatre. | a c d e f | 13242 |
| 27 Spruance Road ELIZABETH EAST | Guerin House; Original external form, materials & details of the late nineteenth century cottage. | a b | 13245 |
| 85 Fairfield Road ELIZABETH GROVE | Elizabeth Grove Uniting Church; Original external form, materials & details of the 1956 church. | a b c d | 13299 |
| Lot 4 Shillabeer Road ELIZABETH PARK | Olive Grove; The area of land featuring closely planted Olive Trees & steep sided creek. | a b | 13300 |
| 4 Kettering Road ELIZABETH SOUTH | Water Tower; Original external form, materials & details of the c1940 water tower. | a f | 13303 |
| 180 Philip Highway ELIZABETH SOUTH | General Motors Holden's Office Building; The front metal grill entrance (not facade) of the 1958 building. | a b c d | 13301 |
| 2A Bogan Road HILLBANK | House; Original external form, materials & details of the 1880s-90s house. | a b e | 13246 |
| Lot 72 Williams Road HILLBANK | Former Little Para Wesleyan Church Cemetery; Current extent of former cemetery reserve including remaining gravestones and cast iron railing fence. | a c | 13247 |
| Lot 207 Hillier Road HILLIER | House; Original external form, materials & details of the 1865 cottage. | a b e | 13248 |
| Lot 220 Wingate Road HILLIER | Farmhouse 'Birribi'; Original external form, materials & details of the c1880s farmhouse | a b e | 13249 |
| Lot 72 Bassnet Road off Humbug Scrub Road HUMBUG SCRUB | Humbug Scrub Cottage; Original external form, materials & details of the c1919 cottage. | e | 13285 |
| 36 Maltarra Road MUNNO PARA | House; Original external form, materials & details of the late 1890 house. | a b e | 13250 |
| Lot 101 Dalkeith Road MUNNO PARA DOWNS | Barn; Original external form, materials & details of the 1870s barn. | a b e | 13251 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Lot 307 Frisby Road MUNNO PARA DOWNS | House; Original external form, materials & details of the early 1900s house. | a b e | 13252 |
| Lot 313 Frisby Road MUNNO PARA DOWNS | House; Original external form, materials & details of the c1850 pise' house. | a b d e | 13253 |
| Lot 97 Stebonheath Road MUNNO PARA DOWNS | House And Outbuildings 'Stebonheath'; Original external form, materials & details of the c1860s cottage. | a b e | 13254 |
| Lot 61 Brandis Road MUNNO PARA WEST | House 'Pepper Tree Farm'; Original external form, materials & details of the c1860s house. | a b | 13255 |
| Lot 325 Curtis Road MUNNO PARA WEST | House 'Tudor Vale'; Original external form, materials & details of the c1860s-70s farmhouse. | a b | 13256 |
| Lot 10 Blacktop Road ONE TREE HILL | Institute & War Memorial; Original external form, materials & details of the 1906 Institute, the northern addition and the War memorial. | a c | 13257 |
| Lot 13 Blacktop Road ONE TREE HILL | House 'Applewood'; Original external form, materials and details of the cottage. | a b | 13260 |
| Lot 16 Blacktop Road ONE TREE HILL | Uniting Church & Cemetery; Original external form, materials & details of the 1860s church and the cemetery reserve including stone fence and iron gate. | a c | 13258 |
| Lot 5 Blacktop Road ONE TREE HILL | Cottage 'The Peppercorns'; Original external form, materials & details of the c1860s cottage. | a b | 13259 |
| Lot 1 Cornishmans Hill Road ONE TREE HILL | Uleybury School Museum; Original external form, materials & details of the c1856 building. | a c | 13261 |
| Lot 52 Cornishmans Hill Road ONE TREE HILL | Homestead; Original external form, materials & details of the c1850s-60s house. | a b | 13262 |
| Lot 101 Crosshill Road ONE TREE HILL | House; Original external form, materials & details of the c1860s house. | a b | 13263 |
| Lot 102 Crosshill Road ONE TREE HILL | House 'Crosshill'; Original external form, materials & details of the c1860s house including the later stone section to the rear of the house & associated outbuildings. | a b e | 13264 |
| Lot 10 Paines Road ONE TREE HILL | Former Precolumb School; Original external form, materials & details of the c1855 school building. | a c | 13265 |
| Lot 4 Uley Road ONE TREE HILL | Uley Cemetery & Chapel Site; The cemetery site including the former 1850s chapel site & stone boundary wall. | a b c d e | 13280 |
| Lot 34 Yorktown Road ONE TREE HILL | House & Outbuildings 'Yelki'; Original external form, materials & details of the 1909 house. | a b d e | 13266 |
| Lot 347 Argent Road PENFIELD | Zoar Cemetery; The cemetery reserve including all headstones & cast iron railings. | a c | 13267 |
| Lot 1 Carclew Road PENFIELD GARDENS | Carclew Primitive Methodist Church; Original external form, materials & details of the 1870s church & adjacent cemetery reserve. | a c | 13268 |
| Lot 92 One Tree Hill Road SAMPSON FLAT | House 'Kirklands'; The four rooms of the 1891 stone house and the two stone rooms and hallway of the 1915 house. Also the two outbuildings including the remnant part of the 1845 slab cottage with stone chimney and the remnant stone chimney from the original smokehouse build | a b e | 13306 |
| 4 Anderson Walk SMITHFIELD | Smithfield Primary School; Original external form, materials & details of the 1877 stone building. | a c | 13269 |
| 28 Anderson Walk SMITHFIELD | Smithfield Fodder & Pet Supplies; Original external form, materials & details of the 1861 building. | a c e f | 13270 |
| 44 Anderson Walk SMITHFIELD | House; Original external form, materials & details of the late 1890s house. | a b e | 13271 |
| Lot 1 Augusta Square SMITHFIELD | Augusta Square; The whole of the square including several large River Red Gums. | a c d f | 13272 |
| 142 143 & 146 Graeber Road SMITHFIELD | Smithfield Railway Cottages; Original external form, materials & details of the two pairs of c1910 attached cottages. | a d | 13273 |
| 7 Hope Street SMITHFIELD | Cottage; Original external form, materials & details of the 1870s-80s cottage. | a b | 13274 |
| 24 Jane Street SMITHFIELD | Cottage; Original external form, materials & details of the c1860 cottage. | a b e | 13275 |
| 1 Main North Road SMITHFIELD | Smithfield Hotel; Original external form, materials & details of the 1850s hotel. | a b c e f | 13308 |
| 25 Queen Street SMITHFIELD | Cottage; Original external form, materials & details of the 1850s-60s cottage. | a b d | 13276 |
| 4 Rose Street SMITHFIELD | House; Original external form, materials & details of the 1920s house. | a b | 13277 |
| 6 Samuel Street SMITHFIELD | Former Smithfield Methodist Church; Original external form, materials & details of the 1859 church. | a c | 13309 |
| Lot 11 Craigmore Road ULEYBURY | Homestead & Outbuildings 'Craigmore'; External form, materials & details of the c1870 stone house & associated stone outbuilding. | a b | 13278 |
| Lot 1 Medlow Road ULEYBURY | House- Stables/Barn- Shearing Shed & Sheep Dip. Former Yattalunga outbuildings; Original external form, materials & details of the c1900 house, c1860s stables/barn, shearing shed & sheep dip. | a b e | 13279 |
| Lot 1 Broster Road VIRGINIA | Homestead 'Virginia Park'; External form , materials & detailing of the 1870 house and the elements of the subsequent c1920s upgrading. | a b d e | 13287 |
| Lot 6 Gawler Road VIRGINIA | Former Railway Cottages; Original external form, materials & details of the 1920s cottages. | a e | 13291 |
| Lot 245 Johns Road VIRGINIA | Farmhouse; Original external form, materials & details of the 1880s farmhouse. | a b e | 13294 |
| Lot 130 Old Port Wakefield Road VIRGINIA | Virginia Institute; Original external form, materials & details of the 1908 building. | a c f | 13289 |
| Lot 255 Old Port Wakefield Road VIRGINIA | Virginia Oval; The recreation reserve including the oval, memorial gates & pine trees. | a c f | 13288 |
| Lot 107 Penfield Road VIRGINIA | Our Lady of the Assumption Catholic Church; Original external form, materials & details of the 1860s church. | a b c d | 13290 |
| Lot 6 Penfield Road VIRGINIA | House; Original external form, materials & details of the 1870s stone house including chimneys & c1900 gable & verandah. | a b e | 13281 |
| Lot 203 Phineas Street VIRGINIA | Virginia Uniting Church (former Methodist Church); Original external form, materials & details of the 1937 church. | a c | 13293 |
| Lot 4 Robert Road VIRGINIA | House 'Almond Grove'; Original external form, materials & details of the 1860s house. | a b e | 13282 |
| Lot 76 Taylors Road VIRGINIA | House 'Calvin Grove'; Original external form, materials & details of the 1860s-70s house. | a b e | 13283 |
| Lot 16 Gawler - One Tree Hill Road YATTALUNGA | Stone Wall 'Yatalunga'; The c1850s random dry stone wall. | a b d e | 13310 |
| Lot 354 Glenburnie Road off Humbug Scrub Road YATTALUNGA | House 'Miltonbank'; External form, details and materials of the c1870 stone house. | a b d e | 13284 |
| Lot 29 Toolunga Road YATTALUNGA | Cottage; Original external form, materials & details of the c1860s-70s cottage. | a b e | 13286 |

## Port Adelaide Enfield

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
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| 2 Angas Street ALBERTON | House & fence (The Cobbles); The external form of the house including all decorative elements, and the significant stone fence to Angus Street and Company Square should be retained. | a d f | 1790 |
| 33 Fussell Place ALBERTON | Former Ozone Theatre & Shops; The exterior of the building, including all decorative elements and the shop front details which survive from 1920's. | a b c d f | 2989 |
| 124 Port Road ALBERTON | Alberton Hotel; The current external form of the hotel should be retained. Any additions should be to the rear or side where they are not visible to Port Road. | a c f | 2990 |
| 164 Port Road ALBERTON | Funeral Home (former shop & house); All original elements should be retained and maintained. The house and shop have been converted to a Funeral Parlour which has been sensitively undertaken. It is not recommended that further changes be made to the front of the building and all original detailing should be retained. | a c f | 1792 |
| 184-188 Port Road ALBERTON | Alberton Uniting Church (cnr Glebe Street); The exterior of the church in its current form including all the decorative elements and detailing original to the building should be retained. | a c d f | 1791 |
| 234 Port Road ALBERTON | Alberton Baptist Church & Halls; The external form, materials and detailing of the Church and Halls should be retained and maintained in their current excellent condition. | a c d f | 2991 |
| Queen Street ALBERTON | Fos Williams Grandstand, Alberton Oval; The external form of the grandstand and its extensions are included in the listing, particularly any undertaken in red brick which was the original material of the grandstand itself. Any further work to the grandstand should be in the nature of conservation and retention of original fabric. | a b c d e f | 2992 |
| 78 Queen Street ALBERTON | Semi-detached house; The external form of the house should be retained and any early material, which is identified, be conserved and maintained. The listing does not include adaptations to the interiors of the structure. | a d | 2993 |
| 80 Queen Street ALBERTON | Semi-detached house; The external form of the house should be retained and any early material, which is identified, be conserved and maintained. The listing does not include adaptations to the interiors of the structure. | a d | 2994 |
| St Georges Square ALBERTON | St George's Anglican Church Hall (stone hall at rear); The simple form of the hall should be retained and conserved and early building material properly maintained to ensure the continued use of the structure. | a c d | 2995 |
| 7 Mead Street BIRKENHEAD | Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained. | a d f | 2997 |
| 9 Mead Street BIRKENHEAD | Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained. | a d f | 1793 |
| 11 Mead Street BIRKENHEAD | Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained. | a d f | 1794 |
| 3-7 Riverview Street BIRKENHEAD | Birkenhead Tavern; The external form of the Hotel particularly its two storey stone structure and cantilevered balcony to the first floor should be retained. | a c f | 2996 |
| 207-245 Semaphore Road BIRKENHEAD | Le Fevre Primary School buildings; The external elements, form and materials of the 1907 building facing Shorney Street, and the 1926 building facing Semaphore Road should be retained, and further extensions or external works should be designed to respect the architectural qualities of the building. | a c d | 2999 |
| 354 Main North Road BLAIR ATHOL | St Clement's Anglican Church; The external elements, form, detail and materials of the 1880s church should be retained. | a c | 3001 |
| 560 Main North Road BLAIR ATHOL | Gepps Cross Hotel; The external form, detail and materials of the frontage to Main North Road and Grand Junction Road should be retained. | a c f | 3000 |
| 182-186 Hampstead Road CLEARVIEW | Enfield Hotel; The external form, detail and materials of the 1963 hotel building should be retained. | c d | 3002 |
| 2-4 Lawson Avenue CLEARVIEW | House; The external form, detail and materials of the c1900 house should be retained. | a d e | 3003 |
| 51-61 Regency Road CROYDON PARK | House ('Kananda'); The external form, detail and materials of the c1890 house should be retained. | a | 3004 |
| 312 Torrens Road CROYDON PARK | House; The external form, detail and materials of the c1910 house should be retained. | a c | 1795 |
| 9 Berwick Avenue DEVON PARK | Former Church; The external form, detail and materials of the former c1930 brick church should be retained. | a c | 1796 |
| 75-77 Churchill Road North DRY CREEK | Warehouse; The external form, detail and materials of the three gable ended brick warehouses should be retained. | a b f | 3005 |
| 79 Churchill Road North DRY CREEK | Warehouse; The external form, detail and materials of the three gable ended brick warehouses should be retained. | a b f | 1797 |
| 1 High Street DRY CREEK | Post Office; The external form, detail and materials of the c1910 post office and attached residence should be retained. | a c | 1798 |
| 70 - 74 Pym Street DUDLEY PARK | Factory & Administration building (formerly Beckers); The external form, detail and materials of the 1940s frontages of factory and administration building should be retained. | a e | 3006 |
| 341 Main North Road ENFIELD | Pioneer Park; The extent of the Park, including memorial elements should be retained. | a c | 1799 |
| 33 Turnbull Road ENFIELD | Folland Park Reserve; The extent of the park, particularly remnant native vegetation should be retained. The park represents an important area of remnant vegetation in the local area. | a c e f | 1800 |
| 14-16 Carlisle Street 70-72 Old Pelham Street ETHELTON | Ethelton Primary School buildings ; The external elements, form and materials of the 1892 building, facing Old Pelham Street, and the 1925 building facing Carlisle Street should be retained, and further extensions or external works should be designed to respect the architectural qualities of the buildings. | a c d | 3007 |
| 23 Denman Street EXETER | House (former shop); The external form of the building as visible from the street should be retained, particularly the raised parapet and exposed bluestone side walls. | a b d | 1801 |
| 13 Exmouth Road EXETER | Semi-detached houses; The external form of the cottages and their veranda are significant and should be retained. Any extensions or additions to the residences should be undertaken in a sympathetic manner to the rear and the unobstructed frontage of the pair maintained. | a d | 1802 |
| 37-39 Exmouth Road EXETER | Lord Exmouth Hotel; The external form and all original detailing which remains particularly the two storey veranda are included on the listing and should be retained. Any further works to the hotel should be in the nature of conservation and the installation of services such as air conditioning should be carefully considered so as not to detract from the street elevations to Exmouth Road. | a c f | 3008 |
| 3 Harris Street EXETER | House & fence; The external form of the original house should be retained and the form of the two storeyed timber veranda to the front of the house reinstated when possible. Any extensions or additions to the building should be undertaken to the rear and in a sympathetic manner. These should be as unobtrusive as possible when viewed from the street. | a d | 1803 |

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| 144 Semaphore Road EXETER | Two storey flats (former house); The original external form and detailing of this residence should be maintained. All work on the house should be in the nature of conservation and in the long term the reinstatement of the open nature of the long veranda to the frontage should be considered. | a d | 1804 |
| 146 Semaphore Road EXETER | Uniting Church (former Wesleyan Church, 1867); The original external form of the Church including the rear transept and schoolroom should be retained. The face bluestone to the original 1867 Chapel should be conserved carefully. | a b d | 3009 |
| 158 Semaphore Road EXETER | Exeter Hotel; The original form and detailing and all decorative elements which remain should be retained. In the long term the reinstatement of the veranda to its early appearance is recommended. | a b | 3010 |
| Main North Road GEPPS CROSS | Former house; The external form, detail and materials of the c1910 brick residence should be retained. | e | 3013 |
| 25 Castle Street GLANVILLE | Dwelling; The overall external form, detailing and materials of the dwelling should be retained. | | 20938 |
| 50-53 Causeway Road GLANVILLE | Glanville Hotel; The external form and detailing of the hotel should be retained. Any additions should be carried out in manner sympathetic to the style of the 1908 building. | a c f | 3011 |
| 77-83 Causeway Road GLANVILLE | Cumberland Hotel; The external form of the hotel should be retained. In the long term the removal of paint to the stonework would be an appropriate conservation process. | a c f | 3012 |
| 489B North East Road HILLCREST | Former Gilles Plains Primary School (red brick building in south-east corner adjacent North East Road); The structure of the face red brick 1907 schoolroom should be retained. | c | 3014 |
| 341 Churchill Road KILBURN | Semi-detached houses; The external form, detail and materials of the c1910 cottages should be retained. | a b | 3015 |
| 506-508 Churchill Road KILBURN | Former Tubemakers Administration building No. 2; The external form, detail and materials of the c1940 building should be retained. The external form, detail and materials of the c1940 building should be retained. | a d | 3016 |
| 3 Kintore Avenue KILBURN | House; The external form, detail and materials of the c1910 timber cottage should be retained. | a b d | 3017 |
| 5 Kintore Avenue KILBURN | House; The external form, detail and materials of the c1910 corrugated iron cottage should be retained. | a b d | 3018 |
| 36 Kintore Avenue KILBURN | House; The external form, detail and materials of the c1920 corrugated iron cottage should be retained. | a b d | 3019 |
| 25A-25B Le Hunte Street KILBURN | Convent of Our Lady of the Sacred Heart; The external form, detail and materials of the c1948 brick convent should be retained. | c | 3020 |
| 43-47 Le Hunte Street KILBURN | Kilburn Progressive Hall; The external form, detail and materials of the c1930 brick and render hall should be retained. | a c e | 3021 |
| 44-46 Le Hunte Street KILBURN | St Brigid's Catholic Church; The external form, detail and materials of the c1953 brick church should be retained. | c | 3022 |
| 55 Northcote Street KILBURN | House; The external form, detail and materials of the c1915 masonry cottage should be retained. | a b d | 3023 |
| 11 Bray Avenue KLEMZIG | House (former Tregoweth residence); The external form, detail and materials of the c1920 masonry residence should be retained. | a | 1806 |
| 17 Clarence Avenue KLEMZIG | House (former DG Weidenhofer residence); The external form, detail and materials of the c1902 stone residence should be retained. | a | 1807 |
| 246 North East Road KLEMZIG | O. G. Hotel; The external form, detail and materials of the c1890 stone section of the hotel should be retained. | a c f | 3024 |
| 85 OG Road KLEMZIG | Klemzig Uniting church; The external form, detail and materials of the 1929 brick church building should be retained. | a c | 3025 |
| 16 Second Avenue KLEMZIG | House; The external form, detail and materials of the c1900 cottage should be retained. | a | 1810 |
| 53 Windsor Grove KLEMZIG | House; The external form, detail and materials of the c1880 masonry residence should be retained. | a | 3026 |
| 161 Esplanade LARGS BAY | House; The external form of the house, including all decorative elements and significant unpainted masonry surfaces should be retained. Any extensions or additions to the buildings should be undertaken in a sympathetic manner at the rear of the house and be as unobtrusive as possible when viewed from the Esplanade. | a d | 1811 |
| 163 Esplanade LARGS BAY | House; The external form of the house, including all decorative elements and significant unpainted masonry surfaces should be retained. Any extensions or additions to the buildings should be undertaken in a sympathetic manner at the rear of the house and be as unobtrusive as possible when viewed from the Esplanade. | a d | 1812 |
| 181 Esplanade LARGS BAY | House; Due to its location on a corner block and the size of the house, the whole of the external form of the house should be retained, including all external original detailing. Any extensions or additions to the building should be undertaken in a sympathetic manner and in a location which is as unobtrusive as possible when viewed from the Esplanade. | a d | 1813 |
| 215 Fletcher Road LARGS BAY | Largs Bay Primary School ; The external elements, form and materials of the main school building constructed in 1923, extended in 1927 and reconstructed in 1980 / 81 should be retained. | a c d | 1814 |
| 9 Jetty Road LARGS BAY | Former Post Office; The external form and original materials and detailing of the former Post Office should be retained and maintained. Any works undertaken on the building should not disturb the Jetty Road elevation and should be undertaken to the rear in a sympathetic manner. | a c d | 1815 |
| 208 Lady Gowrie Drive LARGS BAY | Kura Yerlo Centre (former orphanage); The external form of this former residence including all original decorative elements and elevations to both the Esplanade and Harold Street should be retained. Any work to the building should be in the nature of reinstatement of original elements and any extensions or additions should be undertaken in a sympathetic manner. These should be as unobtrusive as possible when viewed from the street. | a d | 3027 |
| 159 North East Road MANNINGHAM | House; The external form, detail and materials of the c1910 stone and brick residence should be retained. | a b | 1816 |
| 173 North East Road MANNINGHAM | House & fence; The external form, detail and materials of the c1930 two storey residence should be retained. | a d e | 1817 |
| 175 North East Road MANNINGHAM | House; The external form, detail and materials of the c1930 two storey residence should be retained. | a d | 1818 |
| 11 Foremost Court NORTH HAVEN | House; The original sections, materials and detailing of the house should be retained. | a d | 1822 |
| 12 Foremost Court NORTH HAVEN | House; The original sections, materials and detailing of the house should be retained. | a d | 1823 |
| 13 Foremost Court NORTH HAVEN | House; The original sections, materials and detailing of the house should be retained. | a d | 1824 |

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| Oliver Rogers Road NORTH HAVEN | Outer Harbor Railway Station; The current form and materials of the building particularly the large overhanging platform canopy is included in the listing. Any further work should be in the form of conservation. | a d | 3030 |
| Folland Avenue NORTHFIELD | Row of palm trees (on road reserve); All trees in a row. | f | 1820 |
| Grand Junction Road NORTHFIELD | Northfield Hall (Northfield RSL branch, on part EJ Smith Reserve); The external form, detail and materials of the c1910 stone and brick hall should be retained. | c | 3028 |
| 524 Grand Junction Road NORTHFIELD | Former shop/post office & dwelling; The external form, detail and materials of the stone and render shop and dwelling should be retained. | a c | 1821 |
| 71-73 Folland Avenue NORTHGATE | Former Morris Hospital administration building (Lot 302 DP45068); The external form, detail and materials of the c1930 brick and render building including timber verandas stone residence should be retained. | a b d e f | 1819 |
| 537-541 Victoria Road OSBORNE | Le Fevre Recreation Centre ('Glen Arif', former house); The external form, details and materials of the house and tower should be retained and maintained. No extensions should be added to the house itself and all new construction should continue to be at a suitable distance to allow the integrity of the house to be retained. | a d e | 3029 |
| 6 Aberdeen Street PORT ADELAIDE | House; The external form and original detailing and materials of these small houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house. | a d e | 1825 |
| 8 Aberdeen Street PORT ADELAIDE | House; The external form and original detailing and materials of these small houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house. | a d e | 1826 |
| 22 Bower Crescent PORT ADELAIDE | House; The external form and original detailing and materials of the houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d e | 1827 |
| 24 Bower Crescent PORT ADELAIDE | House; The external form and original detailing and materials of the houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d e | 1828 |
| 16 Cannon Street PORT ADELAIDE | House; The external form and original detailing and materials of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and in a manner that does not compromise the original design of the front of the house. | a b | 3031 |
| 18 Cannon Street PORT ADELAIDE | House; The external form and original detailing and materials of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and in a manner that does not compromise the original design of the front of the house. | a b | 3032 |
| 28 Cannon Street PORT ADELAIDE | St John's Spiritual Church; The external form and original detailing and materials of this building should be retained. Any works on the building should be in the nature of conservation. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original simple design of the front of the church. | a c d | 1829 |
| 41-45 Cannon Street PORT ADELAIDE | Port Anchor Hotel (former Kent Hotel); The external form and original detailing and materials of this hotel from both the 1870s and 1930s should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Any further development should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the hotel. | a c | 1830 |
| Commercial Road PORT ADELAIDE | Railway Bridge & Viaduct; The engineering elements of the Railway Bridge and Viaduct including the approach to the crossing at Commercial Road; the superstructure and arched concrete supports spaced at regular intervals; the structure across Commercial Road; and the elements which remain of the earlier supports particularly the cast iron columns and beams should be retained. | a c d f | 3043 |
| 71-75 Commercial Road PORT ADELAIDE | Two storey row shops (cnr. St Vincent St, former address 212-220 St Vincent St.); The external form and original detailing of these shops should be retained. Any works on the building should be in the nature of conservation of these elements. The reinstatement of a two level veranda and traditional shop fronts could be considered in the long term. | a d | 3033 |
| 80-82 Commercial Road PORT ADELAIDE | Two storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly to the veranda and shop fronts. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the front of the shops. | a c | 3034 |
| 83 Commercial Road PORT ADELAIDE | Three storey shop (former Crooks & Booker store); The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Any further development should continue to be in a manner which does not compromise the original design of the shop. | a c d | 1831 |
| 85 Commercial Road PORT ADELAIDE | Two storey shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly traditional shopfronts and veranda. Extensions and alterations should be in a manner which does not compromise the original design of the shop. | a c d | 1832 |
| 109-113 Commercial Road PORT ADELAIDE | Two storey row shops (Former Burton,; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should not compromise the original design of the shops. | a c d | 3037 |

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| 117 Commercial Road PORT ADELAIDE | Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop. | a c | 1833 |
| 118-134 Commercial Road (1 Cannon Street & 29 Marryatt Street) PORT ADELAIDE | Newmarket Hotel & Two storey row shops Building; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the building. Note the current veranda is a reconstruction. | a c d | 3041 |
| 119-121 Commercial Road PORT ADELAIDE | Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop. | a c | 3038 |
| 123 Commercial Road PORT ADELAIDE | Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop. | a c | 1834 |
| 125-129 Commercial Road PORT ADELAIDE | Single storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop. | a c | 3039 |
| 133-137 Commercial Road PORT ADELAIDE | Single storey row shops; The external form and original detailing and materials of these shops should be retained. Listing applies to the front parapet, veranda and the general form of the front section of the building. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shops. | a c | 3040 |
| 158-162 Commercial Road PORT ADELAIDE | Two storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the shops. | a c d | 3042 |
| 286 Commercial Road PORT ADELAIDE | Portland Hotel; The external form, materials and detailing should be retained. | a c d e f | 3044 |
| 19 Dale Street PORT ADELAIDE | Semi-detached house; The external form, detail and materials of this attached house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a b | 3047 |
| 21 Dale Street PORT ADELAIDE | Semi-detached house; The external form, detail and materials of this attached house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a b | 3046 |
| 35 Dale Street PORT ADELAIDE | Shop and dwelling; The external form, detail and materials of this shop and house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shop and house. | a c d | 1835 |
| 37 Dale Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a b | 1836 |
| 38 Dale Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1837 |
| 39 Dale Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a b | 1838 |
| 40 Dale Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1839 |
| 42 Dale Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 3048 |
| 56 Dale Street PORT ADELAIDE | Women's Health Centre (former two storey house); The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d e | 3045 |
| 84 Dale Street PORT ADELAIDE | Printers (former Salvation Army Hall); The external form, detail and materials of this building should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Consideration could be given to the removal of paint from the brickwork. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the building. | a c d | 3049 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
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| 85 Dale Street PORT ADELAIDE | Two storey semi-detached houses; The external form, detail and materials of these houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses | a d e | 3050 |
| 85A Dale Street PORT ADELAIDE | Two storey semi-detached house; The external form, detail and materials of these houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses. | a d | 20944 |
| 87 Dale Street PORT ADELAIDE | Two storey house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 3051 |
| 88 Dale Street PORT ADELAIDE | Two storey house; The external form, detail and materials of this house which remain should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible particularly the veranda form. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1840 |
| 90 Dale Street PORT ADELAIDE | Two storey semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1841 |
| 92 Dale Street PORT ADELAIDE | Two storey semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1842 |
| 94 Dale Street PORT ADELAIDE | Legacy Hall (former IOOF Hall, including two storey stone building off Marryatt St.); The external form, detail and materials of this hall and outbuilding should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a c d | 1843 |
| 8 Kyle Place PORT ADELAIDE | Stone warehouse (Quin's- displays no.10) ; The external form, detail and materials of this warehouse should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1844 |
| 1 Leadenhall Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1845 |
| 3 Leadenhall Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1846 |
| 5 Leadenhall Street PORT ADELAIDE | Semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1847 |
| 7 Leadenhall Street PORT ADELAIDE | Semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house. | a d | 1848 |
| 1-29 Lipson Street PORT ADELAIDE | Former Port Adelaide Public School; The external form, materials and detailing of the 1870s and the 1920s structures should be retained. | a c d | 3052 |
| 99 Lipson Street PORT ADELAIDE | Two storey shop; The external form, detail and materials of this shop should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the early shop fronts and veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the building. | a d e | 1849 |
| 101A Lipson Street PORT ADELAIDE | Single storey shop; The external form, detail and materials of this shop should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shop. | a d | 3053 |
| 60 Marryatt Street PORT ADELAIDE | Port Adelaide Medical Centre (including 1856 Presbyterian Church; The external form, detail and materials of all parts of the building should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the building. | a c d | 1850 |
| 13 Nile Street PORT ADELAIDE | House; The external form, detail and materials of this house and fence should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house. | a d | 1851 |

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| 13 North Parade PORT ADELAIDE | British Hotel; The external form, detail and materials of this hotel should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the hotel. | a c d | 3054 |
| 4 Quebec Street PORT ADELAIDE | House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house. | a d | 1852 |
| 1 Santo Parade PORT ADELAIDE | Colac Hotel; The original external form and detailing of the hotel should be retained and maintained. Any work on the building should be in the nature of conservation. | a c d | 3055 |
| 32-35 Ship Street PORT ADELAIDE | Single storey row houses; The original external form and detailing of these houses should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Any further extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses. | a d | 3061 |
| 22-32 St Vincent Street PORT ADELAIDE | Jaffer's Furniture Store; The original external form and detailing of this furniture store should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building. | a c | 3060 |
| 55 St Vincent Street PORT ADELAIDE | Kembla House; The original external form and detailing of 'Kembla House' should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the House. | a d e | 3062 |
| 66-72 St Vincent Street PORT ADELAIDE | Lass O'Gowrie stables (stone building at rear off Ship St.); The original external form and detailing of these stables should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. | a b d | 3063 |
| 87-91 St Vincent Street PORT ADELAIDE | Two storey row shops Quin's Yachting Centre building); The original external form and detailing of the two storey 1920's Quin's Yachting Centre building should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the front of the building. | a b d e | 3064 |
| 126 St Vincent Street PORT ADELAIDE | Two storey shop; The original external form and detailing of the shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. | a c | 3065 |
| 128-134 St Vincent Street PORT ADELAIDE | Two storey row shops; The original external form and detailing of these shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible particularly the veranda. | a c | 3066 |
| 136 St Vincent Street PORT ADELAIDE | Two storey shop; The original external form and detailing of this shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the 1938 design of the front of the shop. | a c d | 3067 |
| 138-144 St Vincent Street PORT ADELAIDE | Golden Port Tavern & Two storey row shops (former Globe Hotel); The original external form and detailing of the Tavern and shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building. | a d | 3068 |
| 150-166 St Vincent Street PORT ADELAIDE | Bower Buildings - Two storey row shops; The original external form and detailing of the Bower Buildings should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda and shop fronts. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building. | a c d e | 3069 |
| 168-180 St Vincent Street PORT ADELAIDE | A W B Buildings - Two storey row shops; The original external form and detailing of the AWB Buildings should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building. | a d | 3070 |
| 226-230 St Vincent Street PORT ADELAIDE | Two storey row shops (former Jones Brothers); The original external form and detailing of the shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the shops. | a c e | 3071 |
| 234 St Vincent Street PORT ADELAIDE | Single storey row shop; The original external form and detailing of this shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the shop. | a c e | 3072 |
| 306 St Vincent Street PORT ADELAIDE | Warehouse; The external form, materials and detailing of the warehouse should be retained. | a b d | 3057 |
| 308 St Vincent Street East PORT ADELAIDE | Warehouse; The external form, materials and detailing of the warehouse should be retained. | a b d | 3058 |
| 328-336 St Vincent Street East PORT ADELAIDE | Elders, Smith & Co Woolstore ('E'store); The external form, materials and detailing of the Wool Store should be retained. Internal adaptation is appropriate if a new use is required for the wool stores. However, this should be undertaken sympathetically and retain as much as possible of the original constructional elements. | a d f | 3059 |
| 20 The Minories PORT ADELAIDE | House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house. | a d | 1853 |
| 22 The Minories PORT ADELAIDE | House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house. | a d | 1854 |

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| 24 The Minories PORT ADELAIDE | House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house. | a d | 1855 |
| 26 The Minories PORT ADELAIDE | House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house. | a d | 1856 |
| Broad Street QUEENSTOWN | Alberton Primary School (building fronting portion Broad Street now closed).; The external elements, form and materials of the primary school building, 21 Broad Street Queenstown, should be retained | a c d | 3073 |
| 129 Port Road QUEENSTOWN | Shop & dwelling; The external form, materials and detailing of the original structure should be retained and maintained. | a d | 1857 |
| 131 Port Road QUEENSTOWN | House & cell building at rear (former Police Station); The external form, materials and detailing of the original structure should be retained and maintained. The external characteristics of the former Police Station cells are also included in the listing. | a d | 1858 |
| 215-221 Port Road QUEENSTOWN | Prince of Wales Hotel; The current external form of the Hotel should be retained including all 1930's detailing and elements. Additional structures to the rear are not considered part of the listing. Any further additions should be to the rear or side where they are not visible to Port Road, and carried out in a manner sympathetic to the current aesthetic style of the hotel. | a c d f | 3074 |
| 39 Grand Junction Road ROSEWATER | Soldiers Memorial Hall (former Rosewater District Council Chambers); The current external form of the Hall should be maintained and all detailing repaired where possible. Care should be taken to eradicate salt damp where it is evident and the masonry walls should remain unpainted. | a b d f | 3075 |
| 63 Grand Junction Road ROSEWATER | Chapel (former Primitive Methodist church); The exterior of the Chapel in its current form including unpainted stone walls should be retained. | a d | 1859 |
| 5-7 Mc Nicol Terrace ROSEWATER | Corrugated iron shop & workshop; The exterior form of the current building should be retained, particularly the corrugated iron cladding. Adaptation within the building envelope is appropriate, but the industrial aesthetics should be maintained. Extensions or alterations should be undertaken in similar material and detailing should be as unobtrusive as possible when viewed from the street. | a d e | 3076 |
| 806 Torrens Road ROSEWATER | House & fence; The current external form of the house should be retained and any alterations of additions should be undertaken in a manner which is sympathetic to the form and detailing of the house. All care should be taken to retain all the original detailing. | a d | 1860 |
| 5 Blackler Street SEMAPHORE | House; The external form of the house should be retained and any alterations or additions should be undertaken in a manner which is sympathetic to the early form and detailing of the house and should be constructed in such a way as to be unobtrusive, and not visible from the Esplanade. | a d | 1861 |
| 11 Blackler Street SEMAPHORE | House; The exterior form of the original house including all decorative elements and detailing should be retained. Any extensions and further additions to the building should be undertaken in a sympathetic manner, and be as unobtrusive as possible when viewed from Blackler Street. | a d | 1862 |
| 15 Blackler Street SEMAPHORE | House; The external forms of these small houses should be retained and any extensions or additions to the buildings should allow for the understanding of the two storey construction of the houses at the rear. Any additions should be undertaken in a sympathetic manner and be as unobtrusive as possible. The retention of timber weather boarding to the front sections of the houses is considered essential. | a d | 1863 |
| 19-21 Blackler Street SEMAPHORE | Semi-detached houses; The external forms of these small houses should be retained and any extensions or additions to the buildings should allow for the understanding of the two storey construction of the houses at the rear. Any additions should be undertaken in a sympathetic manner and be as unobtrusive as possible. The retention of timber weather boarding to the front sections of the houses is considered essential. | a d | 3077 |
| 23-25 Company Street SEMAPHORE | Two storey flat building (former Kew Hotel); The external form, materials and details of this large structure should be retained. Any extensions or additions to the building should be in the nature of reinstatement of original elements where possible or works sympathetic to the design of the structure. In the long term the removal of paint from the stonework should be considered. | a c d | 3078 |
| 65 Esplanade SEMAPHORE | Two storey house; The current external form of both houses should be retained and all adaptations should be internal rather than external. | a d | 1865 |
| 76 Hall Street SEMAPHORE | Former fire station; The original, form, materials and detailing of the former Fire Station which remain should be retained. | a d | 1864 |
| 198 to 200 Military Road SEMAPHORE and 243 Military Road SEMAPHORE | St Bede's Anglican Church & Rectory; The external form, original materials and detailing of St Bede's should be retained. Any work to the church should be in the nature of conservation and reinstatement of original elements. Any further additions should be to the rear of the building. | a c d | 1866 |
| 237-239 Military Road SEMAPHORE | Dominican School (cnr Dunn Street); The external form, original materials and detailing of the house and its original fence should be retained. The building should continue to be maintained in its current excellent condition. | a d e | 3079 |
| 242 Military Road SEMAPHORE | Church of Christ; The external form, original materials and detailing of the Church of Christ should be retained. Any work to the Church should be in the nature of conservation and reinstatement of original elements. | a c d | 3080 |
| 257 Military Road SEMAPHORE | Sacred Heart Roman Catholic Church; The external form, original materials and detailing of Sacred Heart Roman Catholic Church should be retained. Any work to the church should be in the nature of conservation and reinstatement of original elements. | a c d | 3081 |
| 10 Newman Street SEMAPHORE | House; The original external form of the house including all decorative elements should be maintained. All work on the house should be in the nature of conservation, and any extensions or additions to the buildings should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Newman Street. | a d | 1867 |
| 12 Newman Street SEMAPHORE | House; The original external form of the house including all decorative elements should be maintained. All work on the house should be in the nature of conservation, and any extensions or additions to the buildings should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Newman Street. | a d | 1868 |
| 6 Semaphore Road SEMAPHORE | Former Police Station & cell building; The original external form and detailing of the Police Station should be maintained. Any future work on the building should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner. | a c f | 1869 |
| 17 Semaphore Road SEMAPHORE | Semaphore Hotel; The external form of the building should be retained and its current circa 1920's appearance be enhanced through conservation work. | a c | 3082 |

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| 21-23a Semaphore Road SEMAPHORE | Semaphore Buildings-Two storey row shops; The original external detailing and extent of the current four shops should be retained. All work on the row should be in the nature of conservation. A consistent paint scheme and signage would enhance the appearance of the row. | a c d | 1870 |
| 25 Semaphore Road SEMAPHORE | Federal Hotel & Federal Buildings; The 1920's frontage of the hotel including all veranda elements and original materials including tiled front walls should be retained. All work on the hotel should be in the nature of conservation and any alterations or additions to the building should be undertaken in a sympathetic manner and in no way detract from the architectural qualities of the frontage of the hotel. | a c d | 3083 |
| 57-57A Semaphore Road SEMAPHORE | Two storey row shops; The original external form and materials of these two storey shops should be retained. The veranda is a later structure and is not included in the listing. In the long term the replacement of a two storey veranda to these shops would be appropriate. | a b d | 3084 |
| 62 Semaphore Road SEMAPHORE | Baptist church; The external form of the Church including face stone work and render details should be retained. Any further alterations or extensions should be undertaken to the rear, in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a b | 3085 |
| 63-65A Semaphore Road SEMAPHORE | Odeon Star Cinema (former Wondergraph Picture Palace); The original frontage of the 1920's building should be retained and any original detailing or finishes maintained. Any further work on the building should be in the nature of conservation and any extensions or additions should be undertaken to the rear and in a sympathetic manner. | a c | 3086 |
| 66 Semaphore Road SEMAPHORE | Masonic Buildings; The external form and original detailing of the Masonic Buildings should be retained. Where possible shop fronts should be reinstated to original design. | a c d | 3087 |
| 69 Semaphore Road SEMAPHORE | Two storey shops; The original external form of the two storey shop building should be retained. The veranda is a later construction. All work on these shops should be in the nature of conservation and the reinstatement of detail to match the original where possible. | a c d | 1871 |
| 71-73 Semaphore Road SEMAPHORE | Two storey row shops; The original external form and detailing of the two storey shop building should be retained. The original veranda configuration as evident in Jagoe Street should be reinstated in the long term to the Semaphore Road frontage. All further work should be in the nature of conservation and the reinstatement of detail to match the original where possible. | a c d | 3088 |
| 77 Semaphore Road SEMAPHORE | Shop & dwelling; The original external form, materials and detailing of this shop should be retained and maintained in their current excellent condition. All decorative elements should be carefully conserved. | a d | 1872 |
| 81 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 3089 |
| 82 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1873 |
| 83 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1874 |
| 84 Semaphore Road SEMAPHORE | Funeral Home (former house); The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1875 |
| 85 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1876 |
| 87 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1877 |
| 89 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1878 |
| 92 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1879 |
| 94 Semaphore Road SEMAPHORE | Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1880 |
| 96 Semaphore Road SEMAPHORE | Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1881 |
| 98 Semaphore Road SEMAPHORE | House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1882 |
| 100 Semaphore Road SEMAPHORE | Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1883 |

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| 102 Semaphore Road SEMAPHORE | Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road. | a d | 1884 |
| 111 Semaphore Road SEMAPHORE | Dwelling and former chemist shop; The exterior of the building, including all decorative elements and the shopfront details which survive from the 1920s. The interior has been altered and can be further adapted if required, within the current building envelope. | a b | 20943 |
| 115-117 Semaphore Road SEMAPHORE | Row shops & dwelling; The original external form should be retained and all work undertaken should be in the nature of conservation. | a d | 1885 |
| 119-121 Semaphore Road SEMAPHORE | Two storey row shops; The original external form should be retained and all work undertaken should be in the nature of conservation. The two storey veranda, should be reinstated in the long term. | a d | 3090 |
| 10 Union Street SEMAPHORE | House; The external form of the house including all decorative elements and all original materials and finishes should be retained. The house should continue to be maintained in its current excellent condition and further external work on the house should be in the nature of conservation. | a d | 1886 |
| 6 Nelson Road VALLEY VIEW | House (on part Thomas Turner Reserve); The external form, detail and materials of the c1910 stone and render church building should be retained. | a b | 3091 |
| 26-30 Lagonda Drive WINDSOR GARDENS | House; The external form, detail and materials of the two storey c1880 stone dwelling should be retained. | a b d | 3092 |
| 410 North East Road WINDSOR GARDENS | Windsor Hotel; The external form, detail and materials of the c1880 two storey masonry hotel should be retained. | a c f | 1887 |
| 82-84 Pitman Road WINDSOR GARDENS | House (former Pitman residence); The external form, detail and materials of the c1920 stone residence should be retained. | a | 3093 |
| 104 Pitman Road WINDSOR GARDENS | House; The external form, detail and materials of the c1910 stone residence should be retained. | a | 1888 |
| 3-7 River Valley Drive WINDSOR GARDENS | House; The external form, detail and materials of the masonry residence should be retained. | a b | 3094 |

## Port Pirie

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Bowman Park 3km NE of Crystal Brook CRYSTAL BROOK | Stables | a d | 13540 |
| Bowman Street CRYSTAL BROOK | Shops | d | 13541 |
| Bowman Street CRYSTAL BROOK | Institute | c d | 13542 |
| Bowman Street CRYSTAL BROOK | Kupsch Bakery | d | 13543 |
| Cnr. Bowman Street and Brandis Street CRYSTAL BROOK | Royal Hotel | c d f | 13545 |
| Cnr. Bowman Street and Brandis Street CRYSTAL BROOK | Former Savings Bank of South Australia | d | 13544 |
| Brandis Street CRYSTAL BROOK | National Trust Museum | d | 13547 |
| Cnr. Brandis Street and Bowman Street CRYSTAL BROOK | The Bowman Street facade of the shops | d | 13546 |
| 31 Brandis Street CRYSTAL BROOK | RSSAILA Hall | c | 13548 |
| 58 Brandis Street CRYSTAL BROOK | Church of St Silas | c d | 13549 |
| Cnr. Edmund Terrace and Eyre Road CRYSTAL BROOK | The original front entrance of the Hospital building, incl the Dutch Gable and roofline of the gable and portico, to the depth of the front veranda | c d | 13550 |
| 41-49 Eyre Road CRYSTAL BROOK | SA Water Storage Sheds and Workshop | d | 13551 |
| 51 Eyre Road and Adelaide Square CRYSTAL BROOK | Uniting Church and hall (excluding entrance porch) | c d | 13539 |
| Cnr. Higgins Road and Eyre Extension Road CRYSTAL BROOK | Holy Trinity Catholic Church | c d | 13552 |
| Cnr. Mitchell Street and Huddlestone Road CRYSTAL BROOK | Primary School | c d | 13553 |
| Cnr. Mitchell Street and Bowman Street CRYSTAL BROOK | Freemasons' Hall | c d | 13554 |
| 47 Railway Terrace CRYSTAL BROOK | Hotel | c f | 13555 |
| Cnr. Younghusband Terrace and Eyre Road CRYSTAL BROOK | Centenary Memorial | e | 13556 |
| Merriton to Clements Gap Road MERRITON | Old Merriton Road Bridge | | 17606 |
| Nelshaby to Napperby Road NELSHABY | Nelshaby Reservoir | a c | 13557 |
| Cnr. David Street and Florence Street PORT PIRIE | St Paul's Anglican Church | d | 13558 |
| 108 Ellen Street PORT PIRIE | Menswear Shops | | 17607 |
| 40 Ellen Street PORT PIRIE | International Hotel and Assembly Room | a d | 13559 |
| 70 Ellen Street PORT PIRIE | Former Bank Building | a d | 13560 |
| 97 Ellen Street PORT PIRIE | Library | d | 13561 |
| 106 Ellen Street PORT PIRIE | Shop; (excluding the shopfronts at ground level, below front veranda) | d | 13562 |
| 85-89 Florence Street PORT PIRIE | The Florence Street facade of the Esklund Building; (excluding the veranda and shopfronts below the veranda) | d | 13563 |
| 114-116 Florence Street PORT PIRIE | Former Uniting Church | c d f | 13564 |
| 10 Gertrude Street PORT PIRIE | Masonic Hall | c d | 13565 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 107 Gertrude Street PORT PIRIE | St Mark's Catholic Cathedral | c d | 13566 |
| 111 Gertrude Street PORT PIRIE | The external form of Jervois House only; (excluding the rear of the building) | d | 13567 |
| Cnr. Memorial Drive and Gertrude Street PORT PIRIE | Memorial Gates | d e | 13613 |
| Memorial Park , off Norman Street PORT PIRIE | John Pirie Anchor | e | 13569 |
| Between Norman Street and Mary Elle Street PORT PIRIE | Grandstand | d e | 13571 |
| 19 Norman Street PORT PIRIE | Geddes Memorial Hall | d | 13570 |
| Off Magor Road PORT PIRIE SOUTH | 11 Inland Aircraft Fuel Depot | a | 13568 |
| Cnr. of Goode Road and The Terrace PORT PIRIE WEST | Kindergarten (Former School) | c d | 13573 |
| 73 Goode Road PORT PIRIE WEST | House | d | 13572 |
| Cnr. Moppett Road and Fourth Street PORT PIRIE WEST | Risdon Hotel | d f | 13574 |
| 158-190 The Terrace PORT PIRIE WEST | Federal Hotel | d f | 13575 |
| Barr Street REDHILL | Former Anglican Church | c d e | 13576 |
| Barr Street REDHILL | Soldiers Memorial Institute | c | 13577 |
| Bowman Street REDHILL | Former Wadell's Store | a | 13585 |
| Bowman Street REDHILL | Redhill Hotel | d f | 13584 |
| Bowman Street REDHILL | Post Office and General Store | d | 13583 |
| Bowman Street REDHILL | Museum (Former Council Chambers), Mortimer Park | c d f | 13582 |
| Bowman Street REDHILL | Monument, Mortimer Park | e | 13581 |
| Bowman Street REDHILL | Eureka Hotel and Stables | c d f | 13580 |
| Bowman Street REDHILL | Antique Shop and Residence | d | 13578 |
| Bowman Street REDHILL | Currency Cottage | d | 13579 |
| Broughton Park River Terrace REDHILL | Broughton River Bridge | d f | 13586 |
| Ellis Street REDHILL | Uniting Church, 'Little Glory' Church and Memorial Hall | c d | 13587 |
| Ellis Street REDHILL | Former Police Cells | a | 13588 |
| Government Road REDHILL | Silos | | 17609 |
| South Terrace REDHILL | Former Primary School (Redhill Manor) | c | 13589 |
| 380 The Terrace RISDON PARK | House | d | 13590 |
| 390 The Terrace RISDON PARK | Risdon Park Uniting Church building only; (excluding rear hall) | a c d | 13591 |
| Church Circle SOLOMONTOWN | Seventh Day Adventist Church | d f | 13592 |
| 26-28 Geddes Road SOLOMONTOWN | St Anthony's Catholic Church | c d | 13593 |
| 20 Main Road SOLOMONTOWN | Newcastle Hotel | d | 13594 |
| 56-58 Main Road SOLOMONTOWN | Former Rohrsheim's Building | d | 13595 |
| East Terrace WARNERTOWN | Institute | c | 13596 |
| Gervase Road WARNERTOWN | Former Church | d | 13597 |

## Prospect

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 84 Galway Ave BROADVIEW | Church; External form, materials and detailing of the 1926-39 church building, including roof form, face red brick front elevation with strapped gable ends and front porch. Any later additions and alterations are excluded from the listing. | a c d | 27025 |
| 29-31 Cassie Street COLLINSWOOD | Attached cottages; Roof form and chimneys. North wall including verandah and posts. West and east walls, to start of lean-to. | a d | 3113 |
| 109 North East Road COLLINSWOOD | Two storey dwelling; Roof form and chimneys. East wall. Rendered masonry piers on boundary. | a d | 3153 |
| 143 North East Road COLLINSWOOD | Hotel Hampstead; facade wall to Main North East Road and to Hampstead Road, including the parapet and lettering to end of visible brick parapet. | c d f | 3154 |
| 2 Salisbury Terrace COLLINSWOOD | House, former - Rathmines; House front and side facades, tower, roof, chimneys | d e | 3180 |
| 6 Salisbury Tce COLLINSWOOD | Dwelling; External form, materials and detailing of the 1915 residence, including roof and chimneys, strapped gable ends and masonry walls. Any later additions and alterations are excluded from the listing. | a d | 27066 |
| 16 Salisbury Terrace COLLINSWOOD | Dwelling and Outbuilding ; Roof and chimneys. South, east and west walls. Verandahs and balconies. | a d | 3181 |
| 22 Salisbury Terrace COLLINSWOOD | Dwelling and Outbuilding; Roof and chimneys. South, east and west walls. Verandahs and balconies. | a d | 3182 |
| 22 Braund Road FITZROY | Dwelling; Roof and Chimneys. Fence including masonry piers and finials, cast iron panels. North wall to projecting rendered section. East wall and verandah. South wall to end of old stone wall. | a b | 3105 |
| 26 Elderslie Ave FITZROY | Dwelling; External form, materials and detailing of the 1934 residence, including roof form and chimneys, rendered walls with prominent gabels and entrance porch. Any later additions and alterations are excluded from the listing. | a d | 27022 |
| 9 Fitzroy Terrace FITZROY | Dwelling; External form, materials and detailing of the c1885 house, including roof and chimneys, verandah, prominent bay window with decorative mouldings. Any later additions and alterations are excluded from the listing. | a d | 27024 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 11 Fitzroy Terrace FITZROY | Dwelling; Roof and chimneys. South and west walls | a b d e | 3133 |
| 13 Fitzroy Terrace FITZROY | House, St George's Nursing Home, former 'Ashley'; House facades, roof, verandah, chimneys, front fence | a d | 3135 |
| 14 Fitzroy Terrace FITZROY | House 'Carlton House'; House facades, roof, verandahs, balconies, porch, chimneys, part front fence | a d | 3136 |
| 17 Fitzroy Terrace FITZROY | Dwelling ; Roof and chimneys. South walls and verandahs. Fence including base, piers and cast iron panels. | a b | 3134 |
| 28 Martin Ave FITZROY | Dwelling; External form, materials and detailing of the 1955 - 6 residence, including face stone walls with projecting vertical sections, expansive glazing, wrought iron balustrading and carport form. Any later additions and alterations are excluded from the listing. | a d | 27032 |
| 2 Prospect Rd FITZROY | Dwelling; External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing. | a d | 27034 |
| 4 Prospect Rd FITZROY | Dwelling; External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing. | a d | 27035 |
| 12 and 14 Prospect Rd FITZROY | Attached Dwellings and Front Fence; External form, materials and detailing of the pair of semi-detached houses, including roof and chimneys, verandah, stone and masonry walls and masonry and cast iron fence. Any later additions and alterations are excluded from the listing. | a d | 27036 |
| 16 Prospect Rd FITZROY | Dwelling; External form, materials and detailing of the 1938 residence, including tiled roof, rendered masonry walls and verandah and balcony with square pillars. Any later additions and alterations are excluded from the listing. | a d | 27038 |
| 24 Prospect Road FITZROY | Two storey dwelling; Roof and chimneys. East wall with verandahs. North wall to end of stonework. South wall to end of original building. Fence to Prospect Road and Methuen Street including base, piers, cast iron panels and gates. | b c d e | 3158 |
| 2 Whinham Street FITZROY | Dwelling; Roof. North wall and verandah (including masonry wall). East wall to end of stonework. | a b | 3186 |
| 8 Whinham Street FITZROY | Dwelling ; Roof and chimneys. South wall, verandah and balustrade. Wall to street boundary with strap metal fencing and gates. East wall excluding carport. | a b | 3187 |
| 2-12 Balfour Street NAILSWORTH | Nailsworth Primary School; Roof and chimneys and ventilators. South wall including single storey wing to west. East and west walls. | c d f | 3101 |
| 2A Burwood Street NAILSWORTH | Salvation Army Hall; Roof and chimneys and ventilators. South wall to end of rendered section. East and west walls to end of original building. | a c | 3110 |
| 40 D'Erlanger Ave NAILSWORTH | Church; External form, materials and detailing of the 1928 church building, including roof form (but not cladding) and face red brick walls with front entrance porch. Any later additions and alterations are excluded from the listing. | a c d | 27021 |
| 1 Thomas Street NAILSWORTH | Prospect Public Library, former school; Roof. Library: west, north and east walls with timber entrance porches. Cottage: roof and west wall. Gallery: roof and west and south walls including verandah. | c f | 3184 |
| 7 Churchill Road OVINGHAM | Ovingham Uniting Church; Roof and ventilators. West wall including steps to building. North and south walls to end of bluestone. | a c | 3114 |
| 11-13 Toronto St OVINGHAM | Dwellings; External form, materials and detailing of the 1881 attached residences, including roof and chimneys, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing. | a d | 26992 |
| 15 Toronto St OVINGHAM | Dwelling; External form, materials and detailing of the 1882 residence, including roof and chimneys and stone and brick walls. Any later additions and alterations are excluded from the listing. | a d | 26993 |
| 42 Alexandra Street PROSPECT | Former Shop and Dwelling; Roof and chimneys. South wall (including chamfer) and verandah. East and west wall to end of stonework. | a c d | 3097 |
| 10 Alpha Road PROSPECT | Wingfield House; House facades, roof, chimneys | d e | 3098 |
| 20 Alpha Road PROSPECT | Kiandra nursing home; The Alpha Road view of the external form,materials and detailing of the c. 1901 house including bluestone walls, roof forms, gables, chimneys and verandahs. Later additions and alterations are excluded from the listing | a c d e | 26988 |
| 1 Argyle Street PROSPECT | Dwelling; Roof form not cladding. facade wall and verandah. Left hand side wall and right hand side wall to end of stonework. Fence to front boundary. | a b | 3099 |
| 13 Argyle St PROSPECT | House; External form, materials and detailing, including the roof form and stone walls. Later additions and alterations are excluded from the listing. | a d | 27002 |
| 17 Argyle Street PROSPECT | Dwelling; Roof form not cladding. Front wall and verandah. Left hand side wall (excluding carport) and right hand side wall to end of stonework. | a b | 3100 |
| 2 Ballville St PROSPECT | Former Rectory; External form, materials and detailing, including roof and verandah form, chimneys, stone and brick walls and strapped gables. Later additions and alterations are excluded. | a | 27010 |
| 77 Ballville St PROSPECT | Telephone Exchange; External form, materials and detailing including face brick walls, parapets and gables. | a | 27019 |
| 8-14 Barker Road PROSPECT | Church of the Holy Rosary; Facades, roof, tower | c d f | 3102 |
| 1 Beatrice St PROSPECT | House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. | a d | 27027 |
| 3 Beatrice St PROSPECT | House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. | a d | 27037 |
| 5 Beatrice St PROSPECT | House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing. | a d | 27047 |
| 7 Beatrice St PROSPECT | House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing. | a d | 27053 |
| 9 Beatrice St PROSPECT | House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing. | a d | 27062 |
| 3 Bradford St PROSPECT | House; External form, materials and detailing including roof form and chimney, and verandah form. Later additions and alterations are excluded from the listing. | a d | 26990 |
| 5 Bradford Street PROSPECT | Single Fronted Cottage ; Roof. West Wall and verandah. South and north walls to end of stonework. | a b | 3104 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 37 Braund Road PROSPECT | House; Facades of original dwelling, verandah, roof, chimneys, front fence excluding pillars | a d e | 3106 |
| 57 Braund Road PROSPECT | Shop and House; Shopfront, parapet, gable, side walls. Dwelling facades, roof chimney. | a c d | 3107 |
| 62 Braund Road PROSPECT | Former shop and dwelling; Roof and chimneys. East wall of shop (including box window) and house. North wall to end of stone wall. | a c d | 3108 |
| 64 Braund Road PROSPECT | Shop; Shopfront, parapet gable, original side walls | a c d | 3109 |
| 124 Braund Road PROSPECT | Former shop and dwelling; External form, materials and detailing of the 1924 corner shop and attached dwelling, including chamfered corner, suspended awning and parapet. Later additions and alterations are excluded from the listing. | a c d | 26995 |
| 4 Carter Street PROSPECT | Dwelling, 'Myoora'; Roof and chimneys. South wall including verandahs. West wall including castellated tower and verandahs. East wall including verandahs. Fence to front boundary. | a b d | 3111 |
| 24 Carter St PROSPECT | House; External form, materials and detailing of the 1910 residence, including roof form and verandah, rock faced stone walls with moulded render detail. Any later additions and alterations are excluded from the listing. | a d | 26997 |
| 48 Carter Street PROSPECT | Dwelling ; Roof. South wall (excluding verandah). West wall (excluding carport). Fence including piers and cast iron panels. | a b | 3112 |
| 1 Charles St PROSPECT | Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27001 |
| 3 Charles St PROSPECT | Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27003 |
| 5 Charles ST PROSPECT | Dwelling; External form, materials and detailing of the 1917 cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27004 |
| 7 Charles St PROSPECT | Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27005 |
| 9 Charles St PROSPECT | Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27006 |
| 13 and 15 Charles St PROSPECT | Dwelling; External form, materials and detailing of the Federation cottages, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing. | a d | 27007 |
| 273 Churchill Road PROSPECT | Reepham Hotel; Roof and chimneys. West wall (excluding verandahs). North wall to end of two-storeyed section (excluding verandah). | c f | 3115 |
| 4 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall including verandah. West wall (excluding carport) to end of stonework. East wall including south facing section of wall with window. | a b | 3116 |
| 7 Clifton Street PROSPECT | House; House facades, roof, verandah, fence panels | a d e | 3117 |
| 8 Clifton St PROSPECT | Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing. | a d e | 27012 |
| 9 Clifton Street PROSPECT | House; House facades, roof, verandah | a d e | 3118 |
| 10 Clifton Street PROSPECT | House; House facades, roof, verandah, fence | a d e | 3119 |
| 11 Clifton Street PROSPECT | House and Shop; Facades, parapet, roof, verandah, chimneys | a d e | 3120 |
| 12 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels. | a b | 3121 |
| 13 Clifton St PROSPECT | Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing. | a d e | 27013 |
| 14 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels. | a b | 3122 |
| 15 Clifton Street PROSPECT | House; House facades, roof, verandah, | a d e | 3123 |
| 16 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and small gate. | a b | 3124 |
| 18 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and gate (excluding driveway/gates). | a b | 3125 |
| 20 Clifton Street PROSPECT | Former Anglican Church; South wall (excluding single storeyed addition to front). East wall and west wall to end of stonework. | a c | 3126 |
| 21 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates. | a b | 3127 |
| 23 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels. | a b | 3128 |
| 27 Clifton Street PROSPECT | Dwelling; Roof and chimneys. South wall with verandah, balustrade and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates. | a b | 3129 |
| 29 Clifton Street PROSPECT | House; House facades, roof, chimneys | a d e | 3130 |
| 31 Clifton Street PROSPECT | House; House facades, roof, verandah, chimneys | a d e | 3131 |
| 40 Clifton St PROSPECT | Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls, roof, brick chimneys and verandah. Any later additions and alterations are excluded from the listing. | a d e | 27014 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 43 Clifton Street PROSPECT | Dwelling ; Roof and chimneys. North wall including verandah with steps leading to house. West and east wall to end of stonework. Fence including piers, bases, cast iron panels and gates. | a b | 3132 |
| 35 Cochrane Tce PROSPECT | Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing. | a d | 27015 |
| 37 Cochrane Tce PROSPECT | Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing. | a d | 27017 |
| 39 Cochrane Tce PROSPECT | Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing. | a d | 27020 |
| Flora Terrace PROSPECT | Prospect Memorial Gardens; Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building | c e | 3137 |
| 27 Gladstone Rd PROSPECT | School; Overall form materials and detailing of the 1920s building in the centre of the site, including roof form with roof lanterns, face red brick walls and chimney and timber fenestration. Later additions and alterations do not form part of the listing. | a c | 27026 |
| 29 Harrington Street PROSPECT | Dwelling; Roof and chimneys. West and north wall including verandahs. | a e | 3138 |
| St Helens Park PROSPECT | Former Coach house & Bandstand, St Helen's Park; Bandstand in entirety. Roof and all four walls of Coach house. Remnant trees from original building. | a e | 3183 |
| 26 Highbury Street PROSPECT | Uniting Church ; Roof. South wall, east wall and west wall to end of original stonework. | a c e | 3139 |
| 26 Highbury Street PROSPECT | Uniting Church Hall; Roof. South wall. West and east wall to end of original building (including portico on western side). | a c e | 3140 |
| 31 Highbury Street PROSPECT | Dwelling; Roof and chimneys. North wall including verandah. East and west wall to end of stonework. | a b | 3141 |
| 42 Highbury Street PROSPECT | Former Shop and Dwelling; South and east wall of house and shop (including chamfer) to end of parapet topped wall. Fence including bases, piers and cast iron panels. | a c | 3142 |
| 45 Highbury Street & 47 Highbury Street PROSPECT | Attached dwellings; Roof and chimneys. North wall including verandah. East and west to end of stonework. | a b | 3143 |
| 50 Highbury Street PROSPECT | Former Shop & Dwelling; Roof and chimneys. South wall of house and shop including verandahs. | a c | 3144 |
| 52 Highbury Street & 54 Highbury Street PROSPECT | Attached dwellings; Roof and chimneys. South wall including verandah. | a b | 3145 |
| 60 Highbury Street PROSPECT | Dwelling; Roof form excluding cladding. facade wall including verandah. Left hand side wall to halfway between two windows | a b | 3146 |
| 76 Highbury Street PROSPECT | Two storey house; Roof form and slate cladding. East wall and verandah roof. Fence including base, piers to driveway and cast iron panels. | a d | 3147 |
| 1/ 86 Highbury Street & 2/86 Highbury Street PROSPECT | Attached cottages; Roof and chimneys | a b | 3148 |
| 3 James St PROSPECT | Dwelling; External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing. | a d | 27029 |
| 5 James St PROSPECT | Dwelling; External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing. | a d | 27030 |
| 17 King Street PROSPECT | Single-fronted Cottage; Roof excluding chimneys. West wall and verandah and north wall to end of stonework. South wall to distance of halfway along stonework. | a b | 3151 |
| 18 King Street PROSPECT | Islington Uniting Church; Roof and ventilators. East wall .North wall including brick wall to hall to lean-to addition. South wall to end of stonework (excluding flat roofed structure). | a c d | 3150 |
| 94 Main North Road PROSPECT | Windmill Hotel; South and east wall (including chamfer) to end of parapet excluding verandah. | a c f | 3152 |
| 114 Main North Road PROSPECT | Former dwelling; External form, materials and detailing of the former dwelling including roof and chimneys, face red brick walls and verandah form. Any later additions and alterations are excluded from the listing. | a c d | 27682 |
| Menzies Cres PROSPECT | Oval, grandstand and air raid shelter; The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter. Any later additions, alterations and grandstands are excluded from the listing. | a c d f | 27031 |
| 2 Prospect Terrace PROSPECT | Wallaroo Homes; Roof and chimneys. East wall and verandahs. South and north walls to end of stonework.. | a d e | 3177 |
| 3 Prospect Road PROSPECT | Flats; Roof. West wall including portico. South wall. Fence (i.e. wall) to Prospect Road and Carter Street. facade or south wall of garage. | a d | 3156 |
| 17 Prospect Road PROSPECT | Main building Blackfriars School; formerly 'Comonella'; Roof form. Retain original stone walls currently visible. Verandah. | a d e f | 3157 |
| 32 Prospect Road PROSPECT | House and Fence; House facades, roof, chimneys, verandah and balcony, front fence | a d | 3159 |
| 50, 50A and 50B Prospect Road PROSPECT | Shops; Facades, parapet, awning canopy brackets, shopfronts | a d | 3160 |
| 54 Prospect Rd PROSPECT | Former shop/dwelling; External form, materials and detailing of the c. 1900 shop, including parapet, and house front, excluding any later additions and alterations | a d | 27039 |
| 82 Prospect Road PROSPECT | Former shops/dwelling; External form, materials and detailing of the c1920s - 1930s shops, including shopfronts, parapet and verandah form, and roof, walls and verandah of attached residence. Any later additions and alterations are excluded from the listing | a d | 27041 |
| 83 Prospect Road PROSPECT | Former Bank; External form, materials and detailing of the 1922 bank building, including detailed decorative elements of rendered front and side elevations, balustraded parapet and window details, rear face brick walls and chimney. Any later additions and alterations (including paint to masonry walls) are excluded from the listing. | a c d | 27042 |
| 86 Prospect Road PROSPECT | Shops; Front and north facades, shopfronts, roof, verandah and posts | a c d | 3161 |
| 89 Prospect Road PROSPECT | Former Courthouse; Front and side facades including upper storey | a c d | 3162 |
| 92A, 92 AND 92B Prospect Road PROSPECT | Shops; facade, parapet, awning canopy, shopfronts | a c d | 3163 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 95 & 95a Prospect Road PROSPECT | Shops; facade, parapet, awning canopy brackets, shopfronts | a c d | 3164 |
| 97 and 97a Prospect Road PROSPECT | Shops; External form, materials and detailing of the 1920s shops, including shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing. | a d | 27045 |
| 99 & 99a Prospect Road PROSPECT | Shops; facade, parapet, shopfront | a c d | 3166 |
| 106A Prospect Road PROSPECT | Rosemont Buildings; East wall including verandah form and original shop windows. | b c | 3167 |
| 110, 110A AND 112 Prospect Road PROSPECT | Shops; Original facade and parapet, awning canopy, shopfronts, excluding upper storey | a c d | 3168 |
| 116 Prospect Road PROSPECT | Shop; East wall including shop fronts and verandah. North wall to end of stonework. | b c | 3169 |
| 116a and 116a Prospect Road PROSPECT | Shops; facade, parapet, verandah, shopfront to 116b | a c d | 3170 |
| 121 - 129 Prospect Road PROSPECT | Barker Gardens; The extent of the Barker Gardens. | a c f | 27046 |
| 122 Prospect Rd PROSPECT | Shop/dwelling; External form, materials and detailing of the turn of the century shop, including shopfront, awning and parapet, and roof verandah and face stone and brick walls of attached dwelling. Any later additions and alterations are excluded from the listing. | a d | 27048 |
| 124 Prospect Road PROSPECT | Shops & Dwelling; East wall including chamfer, shopfronts and verandah. North and south wall to end of stonework. | b c | 3171 |
| 126 Prospect Road PROSPECT | Prospect Town Hall; Hall facades, roof, excluding south portico | a c d | 3172 |
| 136-138 Prospect Road PROSPECT | McGlashan Bros Furniture Store; Shop front. East wall including verandah. North wall to end of original building. | b c | 3173 |
| 142 Prospect Road PROSPECT | Shops; External form, materials and detailing of the 1920s shops, including tiled shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing. | a d | 27049 |
| 154 (Road Reserve) Prospect Road PROSPECT | Former Tram Pole; The tram pole be kept intact as a heritage place. | a | 27050 |
| 154-160 Prospect Road PROSPECT | Two storey attached Dwellings and two single-storey shops; Re Dwellings: Roof excluding chimneys. East wall including bay window projections. Verandah, balcony and balustrade excluding metal staircase. Boundary wall, piers, cast iron lace panels and metal strap fence. North wall including verandah, balcony and balustrade. South wall ending at parapet. Stone wall to south boundary. Shops: East wall including shopfronts and verandah form (excluding cladding). West, north and south walls in entirety | a d | 3174 |
| 172-174 Prospect Road PROSPECT | St Johns Uniting Church; Roof and north, east and west walls including portico to entrance and steps to building. | a c | 3175 |
| 176 Prospect Road PROSPECT | Shop/dwelling; External form, materials and detailing of the 1920s shop, including original shopfront and parapet details and rock faced stone and brick walls to shops and attached house. The later northern additions and alterations are excluded from the listing. | a d | 27051 |
| 180 Prospect Road PROSPECT | Shop and Dwelling; External form, materials and detailing of the 1920s shop, including shopfront, parapet and verandah form, and roof form to attached house. Any later additions and alterations are excluded from the listing. | a d | 27052 |
| 232 Prospect Road PROSPECT | Rechabite Hall; Roof. East wall excluding verandah but including shopfronts. North wall ending at eastern return of wall. South wall including rendered section at rear. | a c f | 3176 |
| 24 Pulsford Road PROSPECT | Single-fronted Cottage; Roof. South wall and verandah (excluding verandah enclosure). East wall up to and including second window. | a b | 3178 |
| 61 Pulsford Road PROSPECT | Former Church; Roof form excluding cladding. East, west and north wall (including portico) to end of original stone walls. | a c | 3179 |
| 78 Pulsford Road PROSPECT | Dwelling; External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing. | a d | 27055 |
| 80 Pulsford Road PROSPECT | Dwelling; External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing. | a d | 27056 |
| 20-22 Rose St PROSPECT | Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing. | a d | 27059 |
| 24-26 Rose St PROSPECT | Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing. | a d | 27060 |
| 28-30 Rose St PROSPECT | Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing. | a d | 27061 |
| 32-34 Rose St PROSPECT | Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing. | a d | 27063 |
| 36-38 Rose St PROSPECT | Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing. | a d | 27064 |
| 30 Stuart Road PROSPECT | School; External form, materials and detailing of the 1920s school building, including roof form and chimneys and face brick walls. Any later additions and alterations are excluded from the listing. | a c f | 27067 |
| 3 Vine Street PROSPECT | Former Police Station; Roof and chimneys. South wall and verandah. East wall to lean-to addition. | a c | 3185 |
| 7 Churcher St THORNGATE | Dwelling; External form and materials and detailing of the 1922 residence, including rock face stone and brick walls and expansive tiled roof form. Any later additions and alterations are excluded from the listing. | a d | 27008 |
| 12 Churcher St THORNGATE | Dwelling; Built in 1915, this house is one of a number of substantial residences built at this stage of Prospect's development. This house sits on an expansive allotment, typical of the subdivision of Thorngate, with a mature garden. The tennis court is excluded from the listing. | a d | 27009 |

## Robe

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
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| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Robe-Penola Road (Beachpoint turnoff) BRAY | Whip Well | a f | 16472 |
| Bagdad Road MOUNT BENSON | Lowrie's Hill Church | a b c f | 16476 |
| Dairy Range Road MOUNT BENSON | Bagdad Homestead and Original House | a b d | 16477 |
| Powells Road NORA CREINA | Jeffrey's Homestead | a d | 16479 |
| 28 Banks Street ROBE | Cottage | a | 16467 |
| Nora Creina Road ROBE | CSIRO Building | | 16475 |
| Nora Creina Road ROBE | Wattle Banks (House) | a | 16455 |
| Nora Creina Road ROBE | Sunny Side (House) | a | 16458 |
| 5 Elizabeth Street ROBE | Maisonettes (Broom Cottage) | a b d | 16435 |
| 6 Elizabeth Street ROBE | Cottage | a d | 16430 |
| 9 Elizabeth Street ROBE | Cottage | a | 16436 |
| 10 Elizabeth Street ROBE | Cottage (Patsy Ryan's) | a d e | 16431 |
| Main Road ROBE | Lake Charra | f | 16460 |
| Main Road ROBE | Lake Fellmongery | a b e f | 16469 |
| Main Road Lakeside Caravan Park ROBE | Reducing Boilers (temporary location) | | 16452 |
| 1 Main Road ROBE | The Lodge (House) | a b d | 16445 |
| 11 Main Road ROBE | Cottage | a b d | 16447 |
| Mundy Terrace ROBE | Robe Hotel (formerly Bonnie Owl Hotel) | a c f | 16411 |
| Old Naracoorte Road ROBE | Dennington Homestead and Outbuildings | a b d | 16478 |
| 9 Robe Street ROBE | Cottage | a f | 16446 |
| 3 Smillie Street ROBE | Well | a b c | 16462 |
| 14 Smillie Street ROBE | Former Butcher's Shop (Dawson's) | a b c d | 16464 |
| 32 Smillie Street ROBE | Former George Lord's Horseshoe Forge | a b e | 16422 |
| Sturt Street ROBE | Cottage | a d | 16465 |
| Sturt Street ROBE | Cottage (The School in Rotten Row) | a b c | 16428 |
| 17 Sturt Street ROBE | House (Eltham House) | a | 16416 |
| 18 Sturt Street ROBE | Cottage | a b f | 16412 |
| 21 Sturt Street ROBE | House | a | 16417 |
| 22 Sturt Street ROBE | Former Free Presbyterian Chapel | a b c f | 16413 |
| 24 Sturt Street ROBE | St Peter's Church of England | a b c e f | 16414 |
| 29 Sturt Street ROBE | Cottage (Burr Cottage) | a d e | 16427 |
| 34 Sturt Street ROBE | Cottage | a | 16429 |
| 26 Tobruk Avenue ROBE | House | a | 16448 |
| 1 Union Street ROBE | Public School | a b c | 16439 |
| 2 Union Street ROBE | House | a d | 16466 |
| 3 Union Street ROBE | Villa | a d | 16440 |
| 11 Union Street ROBE | Cottage (Blind Barlowe's Tom Pepper's) | a b d e | 16444 |
| 14 Union Street ROBE | Cottage | a | 16473 |
| 2 Victoria Street ROBE | Former Bank | a c | 16426 |
| 10 Victoria Street ROBE | Shop and House | a f | 16433 |
| 12 Victoria Street ROBE | Cottage (Skye) | a b d | 16434 |
| 17 Victoria Street ROBE | Cottage | a f | 16438 |
| 22 Victoria Street ROBE | House (William Savage House) | a e | 16442 |
| 23 Victoria Street ROBE | Cottage (Victoria Cottage) | a d | 16441 |
| 28 Victoria Street ROBE | Cottage (Bermingham's) | a d | 16443 |
| 35 Victoria Street ROBE | Cottage (Wee Wittalooka) | a | 16474 |
| ROBE | Beacon Hill | a f | 16468 |
| ROBE | Lake Butler | a f | 16461 |
| ROBE | Cottage (Dunn's) | a b d e | 16449 |
| ROBE | Drain L and Bridges | a c f | 16470 |

## Tatiara

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Binnie Street BORDERTOWN | Pioneer Chapel; External form and materials of the church, porch and hall, including painted stonework, finial, battened eaves, unpainted galvanised steel roofing, and leadlight windows. Includes the post and woven wire fences. Includes two Norfolk Island pine trees in Benjamin Street. Excludes blockwork lean-to additions at the rear. | a c e | 18231 |
| Binnie Street BORDERTOWN | Former Paterson's Store; External form and materials of the double shopfront facing Binnie Street, including the shopfront itself and the stone walls, gable infills and finials. Includes the external form and materials of the shopfront facing Crocker Street, including gabled galvanised iron roof, brickwork walling and pressed metal ceilings. | a | 18232 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Crocker Street BORDERTOWN | Woolshed Inn; External form and materials, including hipped galvanised iron roofs, chimneys and parapets, all stone walling, verandahs, timber framed windows and doors, and the original kitchen with its massive fireplace. Includes the stepped pressed metal and stone facade only of the detached store facing Crocker Street. Excludes function centre, motel units and bottle shop pergola. | a c e f | 18233 |
| East Terrace BORDERTOWN | Soldiers Memorial Park; The open parkland character, including established traditional exotic and Australian park trees, including deciduous oak, ash and elms, casuarina, brachychiton, three formal palms, cypress, pines, carob, pyramid trees and pittosporum. Includes the avenue of coppiced sugar gums. | a | 18236 |
| 79 East Terrace BORDERTOWN | Bordertown Hotel; External form and materials of two storey section of the hotel, including painted face stonework, unpainted brick chimneys, weatherboard cladding, timber and leadlight windows and doors, and verandahs. Excludes the modern brick and stone saloon bar, the drive thru bottle shop, the blockwork store and the colorbond shed. Excludes the modern brick and stone wall. | a c f | 18235 |
| 63 Farquhar Street BORDERTOWN | Hawke House; External form and materials, including face stonework, rendered chimneys, corrugated steel roof, window canopies, timber framed windows and doors, and the concave verandah. Excludes the weatherboard lean-to additions and the freestanding carport. | a e | 18237 |
| Frances Road BORDERTOWN | Olive Bank Homestead; External form and materials of the house, including the tiled roof, the chimneys, the freestone walling, timber fretwork, keyhole window, box windows, timber windows and doors. Includes the Canary Island Palm. | a d f | 18282 |
| Frances Road BORDERTOWN | Wiese's Horse Dip; Form and materials of the horse dip and associated yards, including the cement rendered race and the hardwood posts and rails. Includes a curtilage of adjacent rural land and open grassy woodland vegetation on the roadside. | a b d f | 18281 |
| McLeod Street BORDERTOWN | Uniting Church; External form and materials of the stone church and Sunday school room, and the 1983 new entrance, including galvanised iron roof, stone walls, timber and leadlight windows. Includes the Norfolk Island pine tree in DeCoursey Street | a c | 18238 |
| 67 McLeod Street BORDERTOWN | St Barnabas Anglican Church & Rectory; External form and materials of the church, porch and vestry, including the galvanised iron roof, face stonework, and the timber and leadlight windows and doors. Includes the external form and materials of the rectory including galvanised iron roof, brickwork chimneys, face stonework with brick quoins, timber windows, shutters and doors, and the two porches. Excludes the concrete brick addition at the rear of the rectory. | a c d | 18239 |
| Nalang Road /Six Mile Well Road BORDERTOWN | Nalang Homestead; External form and materials of the hipped roof house, the adjoining gable section, the attached original kitchen, the store (present garage), the slab stables, the shearing shed and the shearers quarters. Includes the galvanised iron roofing, stone chimneys, stonework, timber windows and doors, slab and iron walling. Includes the landmark trees, consisting of Washingtonia palms, pyramid tree, white cedar and mulberry trees. Excludes the iron jackaroos quarters, block work additions to the house, and later rural sheds and outbuildings. | a d e | 18283 |
| North Terrace BORDERTOWN | Former Police Cells; External form and materials of the original cell block. Excludes the fit out, roof extension and steel bar enclosure | a b | 18241 |
| 81 North Terrace BORDERTOWN | Former Police Station, Morning Loaf Bakery; External form and materials of the former Police Station, including the galvanised iron roof, eaves details, symmetrical facade, and timber windows and doors. Excludes the enclosing modern bakery and tearooms. | a c d | 18240 |
| Rowney Road BORDERTOWN | Charla Homestead; External form and materials of the whole complex, including slab and stone buildings. Includes galvanised iron roofs, brick and stone chimneys, stonework and timber slab walling, timber windows and doors. | a c e | 18248 |
| South Terrace BORDERTOWN | Showground Grandstand; External form and materials of the grandstand, including the half hipped galvanised iron roof and the open tiered bench seating. Excludes the aluminium tiers in front and the blockwork additions to the rear and sides. | a c f | 18243 |
| South Terrace BORDERTOWN | Former School; External form and materials of the whole complex of stone school buildings, including galvanised iron roofs, chimneys, sheet metal roof ventilators, timber windows and doors, verandahs and window canopy. | a c f | 18242 |
| 80 Victoria Parade BORDERTOWN | House, Former St Mary's Catholic Church; External form and materials of the church, porch and vestry, including galvanised iron roof, stone walls with rendered trims and cappings, and timber windows and doors. Excludes outbuildings. | a | 18244 |
| Woolshed Street BORDERTOWN | Murray Memorial Clock, Apex Park; The clock, clock stand, pedestal and its landscaped park setting. | a e f | 18245 |
| 62 Woolshed Street BORDERTOWN | Face Place Hairdressers; External form and materials, including galvanised iron roof, masonry walls, timber framed hoarding, and the verandah. Includes the timber framed windows, doors and fanlights. Excludes the steel clad shed at the rear. | a c | 18246 |
| 102 Woolshed Street BORDERTOWN | Tatiara Motorcycles; External form and materials, including painted hipped iron roof, brick chimney, weatherboard cladding, timber framed windows and doors, and the verandah including hardwood posts. Includes the extension facing Crocker Street, including the stepped timber hoarding. | a e | 18247 |
| Black Joes Road BUCKINGHAM | Plaited Tree; The tree and its curtilage of open grassy woodland vegetation. The tree is located within the road reserve, approximately 25 metres from the carriageway. | f g | 18249 |
| Buckingham Road /Schusters Road BUCKINGHAM | Buckingham Homestead; External form and materials of the stone house, including galvanised iron roof, stone chimneys, unpainted stone walls, timber windows and doors, and the verandahs. Excludes farm sheds and outbuildings | a e f | 18251 |
| Buckingham Road BUCKINGHAM | Buckingham Uniting Church; External form and materials of the church, porch and lean-to, including galvanised iron roof and parapet walls. Includes unpainted face stonework, and timber windows and doors. Includes two pairs of swings. Includes the park like setting comprising mature eucalypts, sugar gums and pine trees. | a c d f | 18250 |
| Buckingham Road BUCKINGHAM | Glen Park Homestead; External form and materials of the four roomed house, detached kitchen and detached post office, including the galvanised iron roof, stone chimneys and walls, timber windows and doors, and verandahs. Includes pepper trees and the garden layout defined by stone-edged paths. Excludes verandah infills, the timber framed kitchen addition, the laundry and the hipped roof shed. | a c | 18254 |
| Barton Steer Road CANNAWIGARA | Cannawigara Homestead; External form and materials of the stone house and shearers quarters, the dummy hut chimney and the shearing shed. Includes stone chimneys, face stonework, galvanised iron roofs and timber windows and doors. Excludes the concrete house additions and flat verandahs, and the extension to the north of the shearing shed. Excludes recent houses and rural sheds. | a d e | 18252 |
| Cannawigara Road CANNAWIGARA | Shearing Tree; The tree and its curtilage of open grassy woodland vegetation. | b f g | 18257 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Cannawigara Road CANNAWIGARA | Hall, Former Congregational Church; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions. | a c d f | 18255 |
| Scowns Road CANNAWIGARA | Scown's Runaway Hole; The whole of the depression, the tree and its curtilage of open grassland. | c f | 18258 |
| Cannawigara Road CAREW | Carew Park Homestead; External form and materials of the stone house, kitchen, underground tank, shearing shed and stable, and the pole frame dairy. Includes the whole of the stone fences. Includes the two Green Leaved Morton Bay Fig trees as well as pepper trees and sugar gums along the road frontage. Excludes the galvanised iron addition to the shearing shed. | a d f g | 18256 |
| Joes Road (Off) CAREW | Old Brimbago Homestead; External form and materials of the house, including steeply pitched hipped roofs, stone chimneys, stone walls, timber windows and doors and the verandahs. Includes the two Washingtonia palms. Includes the external form and materials of the unfinished stone building. Excludes the garage near the house, and the rural sheds and outbuildings. | a d f | 18253 |
| Anzac Terrace KEITH | CWA Clubroom, Former Institute; External form and materials, including face stonework and massive chimney. Excludes the skillion roofed additions. | a c | 18259 |
| 7 Dugan Street KEITH | Hairdressers (Former Uniting Church Hall); External form and materials, including unpainted face stoneworks and quoins, unpainted rendered trims, timber windows and doors, and slate step. Includes the interior space and ceilings. Excludes the Mt Gambier limestone addition. | a | 18260 |
| Ellis Street KEITH | AMP Memorial and Wiles Hut; The open space setting, the external from and materials of the two Wiles huts, the vehicle and the monuments. | a b e f | 18261 |
| Emu Flat Road KEITH | Davis Cottage; External form and materials of cottage, including unpainted face stonework, chimneys, parapet walls, timber windows and doors. Includes the stone tank, stone outbuilding, stone trough and post/flat iron shed. Excludes the new implement shed. | a b e f | 18262 |
| Heritage Street KEITH | Makin Memorial Institute; External form and materials of 1936 Institute, including face stonework, parapets and original windows. Excludes the brick and rendered additions. | a c e f | 18264 |
| Heritage Street KEITH | Soldiers Memorial Park; The obelisk and its hedged surrounds, as well as the exotic avenue planting between Ellis Street and Anzac Terrace. Trees include deciduous elms, live oaks, palms and pines. | a e f | 18265 |
| Heritage Street KEITH | Former Congregational Church; External form and materials of the church, porch and vestry, including galvanised iron roof, face stonework with unpainted rendered cappings, iron finial, timber windows and doors, and slate steps. Includes the interior space, including floors ceilings, joinery and decorative plasterwork. Includes the Italian cypress tree. | a c f | 18263 |
| 10 Heritage Street KEITH | Carrie's Cottage; External form and materials including original stoneworks, face brick trims, timber fascias and barges, and a four panel door. Excludes pergola and attached shop at the rear. | a e f | 18266 |
| Makin Street KEITH | Keith Hotel; External form and materials, including roof and eaves, face stonework and rendered trims, fenestration pattern, original timber window frames, keg ramp and half doors. Excludes the Mt Gambier limestone addition on McBain Street, the verandah in its current form, and the stone building in the centre of the site. | a c f | 18267 |
| 7 McBain Street KEITH | Police Residence; External form and materials of the police residence, including parapet walls, unpainted face stoneworks and brick trims, roof eaves and chimneys, original timber windows and doors, and bull-nose verandah. Excludes lean-to additions and later cell block and Police Station. | a c | 18268 |
| Mount Monster Road KEITH | Mount Monster Granite Quarry; The whole of the Stone Reserve. | a f | 18272 |
| Park Terrace KEITH | Uniting Church; External form and materials and the landscape setting of the church. | a f | 18269 |
| Riddoch Highway KEITH | Old Mount Monster Homestead; External form and materials of the homestead complex of stone buildings. Includes the stone workman's cottage standing as part of the Balclaimey farm complex. Includes galvanised iron roofs, stone chimneys, stonework and remaining timber windows and doors. Excludes the modern farm buildings of Balclaimey farm complex. | a f | 18270 |
| Riddoch Highway KEITH | Mount Monster Homestead; External form and materials of the homestead building. Includes galvanised iron roofs, chimneys, stonework and remaining timber windows and doors. Excludes other outbuildings and farm buildings. | a | 18271 |
| Wynarling Road (Off) KEITH | Wynarling Woolshed; External form and materials of the stone woolshed, including galvanised iron roof, clerestory roof section, stonework and timber windows and doors. Includes the timber yards. Excludes the surrounding timber sheds and outbuildings. | a | 18274 |
| 3 Jones Street MUNDULLA | House; External form and materials of the house and butchers shop, including the galvanised iron roof, brick chimney, face stone walls with brick quoins, timber windows and doors, and verandahs. Excludes the attached carport, and detached sheds and outbuildings. | b d | 18275 |
| 8 Jones Street MUNDULLA | Church of Christ; External form and materials of church, porch and kitchen, including galvanised iron roof, metal cladding, timber windows and doors, and pressed metal canopies. Includes the Italian cypress trees and the hardwood post and woven wire fence. Excludes the verandahs and toilet at rear. | a c d | 18276 |
| 21 Jones Street MUNDULLA | Maleys of Mundulla Emporium; External form and materials of the store, including galvanised iron roof, timber hoarding, timber framed shopfront and the bull-nose verandah with decorative timber end infill. Excludes the adjacent dwelling. | a c f | 18277 |
| 22 Kennedy Street MUNDULLA | Mundulla School; External form and materials of the stone school building, including the galvanised iron roof, stone and brick chimneys, decorative sheet metal roof ventilators, painted face stonework with brick quoins, timber windows and doors, and verandah. Includes the pepper trees. Excludes the colorbond additions at the rear, the transportable classrooms and sheds. | a c | 18278 |
| Packer Avenue MUNDULLA | Soldiers Memorial Park; The monument and its formal park setting, including palms, conifers and Australian native trees. | a d f | 18279 |
| 198 Goodridges Road MUNDULLA WEST | Wirrega Cemetery; Grave, stone wall and cast iron gates, including the curtilage defined by the fenced area. | a d e | 18280 |
| Six Mile Well Road MUNDULLA WEST | Former Church of Christ; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions. | a c f | 18284 |
| Emu Flat Road SHERWOOD | Paulus Petersens Homestead; External form and materials of the stone cottage, the timber piggery, and the stone henhouse, including iron roofs, stone chimneys, stonework, hardwood pole walling structure, and flattened oil drum cladding. Excludes modern outbuildings. | a b d e | 18273 |
| Railway Terrace North WOLSELEY | Soldiers Memorial Park; The monument, the uncluttered open landscape setting and the sugar gum backdrop. | a e f | 18289 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Railway Terrace WOLSELEY | Wolseley Inland Aircraft Fuel Depot *; The whole complex of fuel tanks, pump house and platform, and its open space setting. Excludes train crew accommodation. | | 18286 |
| Railway Terrace North WOLSELEY | Uniting Church; External form and materials of the church and porch, including unpainted galvanised iron roof and wall cladding, timber windows and doors, pressed metal window canopies and painted timber trims. | a c | 18288 |
| 38 Railway Terrace WOLSELEY | Ballinger's Store; External form and materials of the main store, the adjoining gabled extension to the west and the hipped roof and secondary hoarding at the rear, including galvanised iron roof and wall cladding, weatherboard cladding, parapet hoarding, bull-nose verandah and timber shopfront windows and doors. Excludes the flat roof extension at rear, the trussed open carport and the detached weatherboard shed to the west. | a c | 18285 |
| 44 Railway Terrace North WOLSELEY | Institute; External form and materials of the 1928 institute, including the galvanised iron roof, the parapet hoarding and painted signage, the pressed metal cladding, and the timber front windows. Excludes the bull-nose verandah and interior alterations. | a c | 18287 |
| Wolseley - Naracoorte Road WOLSELEY | Wolseley Common Conservation Park; The whole of the common, including the open recreation area and surrounding sugar gums. | a f | 18290 |

## Tea Tree Gully

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 32 - 34 Range Road North BANKSIA PARK | Brightlands' House (Ruins); (remaining three external stone walls) | a d e | 21059 |
| 5/ 5/36 Kanangra Road DERNANCOURT | Bickham Grange; (all facades, verandah, roof and walls supporting the roof and chimney of the 1850s residence) | a d e | 21044 |
| 796-804 Lower North East Road DERNANCOURT | Balmoral House; (all facades, verandahs, roof, chimneys and walls supporting the roof of two storey stone building) | a b d e | 3391 |
| 33 Mahogany Road DERNANCOURT | Reid's Road Ford; (ford across Torrens River) | a e | 21047 |
| 37A Nioka Road DERNANCOURT | Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original 19th century stone building, excluding all later additions) | a d e | 21050 |
| 37B Nioka Road DERNANCOURT | Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original stone building, excluding verandah and carport) | a d e | 21051 |
| Lot 3 Crouch Road GOLDEN GROVE | Golden Grove Uniting Church; (all facades, roof, spire and walls supporting the roof of the original stone building, excluding additions to north and south) | a c d e f | 3388 |
| Lot 1 Crouch Road GOLDEN GROVE | House - Former Golden Grove School; (all original stone and brick facades, roof, chimneys and walls supporting the roof of 1850s dwelling, excluding extensions to the east) | a c e | 21034 |
| 1375 Golden Grove Road GOLDEN GROVE | House; (front and side facades, and walls supporting the roof and chimney of the c1900 dwelling, excluding later verandah) | a b d | 21037 |
| Lot 7 One Tree Hill Road GOLDEN GROVE | Golden Grove Cemetery; (layout and all graves, surrounds, fencing and headstones) | a c e | 3393 |
| 42 Satsuma Crescent GOLDEN GROVE | Former Ross Dairy Farm; (roof form and all facades and walls supporting the roof, excluding lean-to) | a b e f | 21061 |
| Lot 102 The Grove Way GOLDEN GROVE | Brooklyn Villa Farmhouse; (all facades, verandah, roof, chimneys and walls supporting the roof, excluding rear addition to north) | a b e f | 3394 |
| 2-4 Gransden Parade GREENWITH | Petworth Farmhouse; (roof and all facades and walls supporting the roof and chimney, verandah, excluding skillion-roofed addition) | a b f | 21040 |
| The Golden Way GREENWITH | Ruins of Carter's Homestead & Well; (all stabilised remnants of stone walls) | a d | 21062 |
| 1 Halls Road HIGHBURY | House; (front and side facades, chimney, roof and stone and brick walls supporting the roof of 1886 dwelling) | a d | 21042 |
| 11 Radiata Road HIGHBURY | House; (front and side facades, chimney, roof and masonry walls supporting the roof of 1907 house) | a e | 21058 |
| 12 Rhus Road HIGHBURY | House; (front and side facades, roof and stone walls supporting the roof, and verandah structure) | a d e | 21060 |
| The Promenade HIGHBURY | Thatched Shed; (all facades, stone walls supporting the roof and elements of the original thatched roof materials) | a d e | 21064 |
| 1184 Grand Junction Road HOPE VALLEY | Hope Valley Cemetery; (layout of the whole cemetery and the 19th century headstones, monuments, graves and cast iron fencing located within the southern half of the cemetery) | a c e | 21039 |
| 1270-1288 Grand Junction Road HOPE VALLEY | Former Hope Valley School; (all facades, verandahs, roof, chimneys and walls supporting the roof) | a c f | 3392 |
| 1290 Grand Junction Road HOPE VALLEY | Former Methodist Chapel; (all facades and walls supporting the roof of the original freestone building, excluding additions) | a c e f | 3387 |
| 4 John Ramsay Circuit HOPE VALLEY | Tolley's Winery Building; (all facades, roof and walls supporting the roof of the winery building) | a b e | 3383 |
| Lot 614 Lower North East Road HOPE VALLEY | Hope Valley Reservoir Structures; (cast iron outlet tower and stone kerbing to top of embankment) | a c f | 21045 |
| 66 Valley Road HOPE VALLEY | Highbury & Hope Valley Institute; (all facades, roof and stone walls supporting the roof of the original 1921 building, excluding front entrance and rear toilets) | a c d | 21065 |
| 561 Montague Road MODBURY | Former Modbury School; (all facades, chimneys, verandah, lean-to structures, roof and walls supporting the roof) | a c e f | 3390 |
| 954-960 North East Road MODBURY | Former Kelly's Farmhouse; (all facades, slate roof, chimneys and walls supporting the roof) | a b d e | 3386 |
| 993A North East Road MODBURY | Former Modbury Institute; (all facades, pressed metal ceilings, roof and walls supporting the roof of the original building, excluding additions to north-west) | a c d f | 3389 |
| 471 Milne Road RIDGEHAVEN | House and Outbuilding; (front and side facades, chimneys, roof and walls supporting the roof of the original 1880s stone and brick buildings) | a e | 21049 |
| 2-20 Steven's Drive RIDGEHAVEN | Graves Site and Plaque; (plaque marking three 1865 childrens' grave sites) | a | 21033 |
| The Golden Way (off the), (Cobbler Creek Recreation Park) SALISBURY EAST | Ruins of Teakle's House; (all stabilised remnants of stone walls) | a d | 21063 |
| 33-45 Abercrombie Crescent ST AGNES | Graves and Plaque; (plaque marking three childrens' grave sites) | a | 21032 |
| 412-422 Hancock Road SURREY DOWNS | Golden Grove Hall; (roof and all facades and walls supporting the roof, excluding extensions) | a c f | 21043 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 4 Dowding Terrace TEA TREE GULLY | Former Steventon School; (All facades of original stone building, chimney, roof and walls supporting the roof, excluding additions) | a c | 3374 |
| 25 Elizabeth Street TEA TREE GULLY | Dwelling, Smokehouse and Tank; (all facades, verandahs, roof and walls supporting the roof of the original dwelling, and also the rear smokehouse and circular red brick rainwater tank | a d | 21035 |
| Haines Road Rear of old Council Chambers TEA TREE GULLY | Pine Plantation; (all trees in the pine plantation planted in 1937) | a f | 21041 |
| Memorial Drive TEA TREE GULLY | War Memorial Arch and Avenue; (memorial arch with attached brass memorial plaques and associated avenue of pine trees) | a c e f | 21048 |
| 700 Milne Road TEA TREE GULLY | Brightlands Cellar; (all facades, roof, arched openings, window openings, double doorway with iron brackets) | a b d e | 3384 |
| North East Road TEA TREE GULLY | Newman's Tea House and Nursery (2nd) ; (all the original facades, roof and walls supporting the roof of the former dwelling and stone outbuilding and the mature trees surrounding the former dwelling, excluding the concrete-block building and shade-houses) | a b e | 21053 |
| North East Road (nr Hermitage) TEA TREE GULLY | Former Horseradish Farm; (all facades, skillion roof form and stone walls supporting the roof) | a e f | 21052 |
| 1316-1322 North East Road TEA TREE GULLY | Angove's Winery - Distillery Tower & Fermentation Cellars; (all facades, roof and framework and walls supporting the roof, internal concrete tanks) | a b c e f | 3406 |
| 1319 North East Road TEA TREE GULLY | Dwelling; (all facades, verandah, roof and walls supporting the roof, front stone verandah fence) | a d | 3407 |
| 1323-1325 North East Road TEA TREE GULLY | Former Baptist Church; (all facades, roof and walls supporting the roof of the original 1863 stone building excluding additions) | a c | 3377 |
| 1323-25 North East Road TEA TREE GULLY | Medcalf Memorial Church; (all facades, roof and walls supporting the roof of the original 1914 stone building, excluding addition) | a c f | 3376 |
| 1333 North East Road TEA TREE GULLY | Former Dwelling; (all facades, roof, chimney and walls supporting the roof, excluding two storey addition at rear) | a f | 3382 |
| 1348 North East Road TEA TREE GULLY | Former Police Cell; (all facades, roof and walls supporting the roof) | a c | 3378 |
| 1349 North East Road TEA TREE GULLY | Tea Tree Gully Hotel; (the verandah and south and east masonry facades supporting the roof of the original section of the single storey hotel building fronting North East Road) | a c f | 3405 |
| 1364 North East Road and 44 Perseverance Road TEA TREE GULLY | Haines' Park; (area of the park reserve, including fountain and mature planting) | e f | 21057 |
| 1366 North East Road TEA TREE GULLY | Ruins and other structures: Anstey Hill Conservation Park; (ruins of early settlement and other structures including Ellis Cottage within Recreation Park) | a e f | 21054 |
| 1370 North East Road TEA TREE GULLY | Former Flour Mill; (all facades, roof and walls supporting the roof excluding portico and roof ventilators) | a b c f | 3379 |
| Perseverance Road TEA TREE GULLY | Haines Bridge; (masonry bridge structure with rubble abutments and cut-stone semi-circular arched tunnel passing under Perseverance Road) | a c d e | 21056 |
| 1 Perseverance Road TEA TREE GULLY | Former Dunn's Cash Store; (all facades roof and walls supporting the roof, verandah to west side, brick chimneys and square and arched openings, excluding additions) | a c | 3380 |
| 19 Perseverance Road TEA TREE GULLY | St Wilfrid's Anglican Church & Stable; (all facades, roof and walls supporting the roof of the original 1886 stone building excluding additions, and including 1887 stables) | a c | 3375 |
| 33-35 Walters Street TEA TREE GULLY | Tea Tree Gully Institute; (all facades, roof, arched openings and walls supporting the roof excluding the verandah) | a c d f | 3373 |
| 1/ 37 Walters Street TEA TREE GULLY | Dwelling; (All facades, chimneys and verandah, roof and walls supporting the roof of the original building and front addition, excluding rear addition) | a | 3381 |
| 1 Erudite Court WYNN VALE | Surrey Farmhouse & Cottage; (Farmhouse - all facades and walls supporting the roof, chimney, roof, verandahs with iron-lacework. Cottage - roof and all facades and walls supporting the roof, excluding modern extension to north.) | a b e | 21036 |
| 1245 Golden Grove Road YATALA VALE | Greenwith Uniting Church; (all facades, roof and walls supporting the roof, including vestry, excluding brick addition to west and porch) | a c e f | 3385 |

## Tumby Bay

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Hincks Conservation Park HINCKS | Hincks Conservation Park | | 16555 |
| Pt Sec 87 Hd Koppio KOPPIO | Old Homestead | b c | 16578 |
| Pt Sec 1 Hd Koppio KOPPIO | Koppio Smith Museum | a c | 16571 |
| Pt Sec 71 Hd Koppio KOPPIO | Shepherds Hut | a c | 16572 |
| Pt Sec 71 Hd Koppio KOPPIO | Blacksmiths | a c | 16573 |
| Pt Sec 71 Hd Koppio KOPPIO | Cottage | a c | 16574 |
| Pt Sec 71 Hd Koppio KOPPIO | Laundry/House | a c | 16575 |
| Pt Sec 71 Hd Koppio KOPPIO | School | a c | 16576 |
| Pt Sec 71 Hd Koppio KOPPIO | Offices | a c | 16577 |
| Foreshore Lipson Cove LIPSON | Wallaby Sam Monument | a | 16556 |
| Lot 29 Main Street LIPSON | Old Anglican Church | c | 16557 |
| Lot 30 Main Street LIPSON | New Hall | c | 16559 |
| Lot 30 Main Street LIPSON | Old Hall | c | 16558 |
| Lot 15 Third Street LIPSON | Dwelling | d | 16560 |
| Sec 454 Hd Yaranyacka LIPSON | Warrata Vale School | a | 16563 |
| Pt Sec 281 Hd Yaranyacka LIPSON | Uniting Church | a b c | 16561 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Sec 4 Hd Yaranyacka LIPSON | Dwelling | a | 16562 |
| Port Neill Foreshore PORT NEILL | Lady Kinnard Anchor | f | 16568 |
| Port Neill Foreshore PORT NEILL | Port Neill Jetty | f | 16569 |
| Port Neill Foreshore PORT NEILL | Port Neill Jetty | f | 16569 |
| 5-9 Peake Terrace PORT NEILL | Port Neill Hotel | b c | 16567 |
| Lot 31 Wallis Street PORT NEILL | Uniting Church | c | 16570 |
| Lot 127 Barraud Street TUMBY BAY | Excell Museum | c | 16547 |
| Tumby Bay Foreshore TUMBY BAY | New Jetty | f | 16545 |
| Tumby Bay Foreshore TUMBY BAY | War Memorial | a | 16542 |
| Tumby Bay Foreshore TUMBY BAY | Pioneer Memorial Clock | c e | 16544 |
| Tumby Bay Foreshore TUMBY BAY | Bratten Memorial | a | 16543 |
| Pt Sect 18 Church Street TUMBY BAY | St Leo's Catholic Church | c | 16551 |
| 2 Lipson Road TUMBY BAY | Commercial Premises | c | 16539 |
| 7-9 Lipson Road TUMBY BAY | Commercial Premises | | 16540 |
| Pt Lot 7 Mortlock Street TUMBY BAY | Supper Room | c | 16550 |
| North Terrace TUMBY BAY | Tumby Bay Hotel | | 16541 |
| Lot 139 Spencer Street TUMBY BAY | Uniting Church | c | 16548 |
| Pt Lot 22 Spencer Street TUMBY BAY | Dwelling | | 16549 |
| Pt Lot 130 Tumby Terrace TUMBY BAY | Church of Christ | a c f | 16546 |
| Sec 292 Hd Hutchinson TUMBY BAY | Farm Outbuilding | a | 16554 |
| Sec 292 Hd Hutchinson TUMBY BAY | Farm Outbuilding | a | 16553 |
| Sec 292 Hd Hutchinson TUMBY BAY | Farm Outbuilding | b | 16552 |
| UNGARRA | Moody Tanks | | 16564 |
| Pt Sec 4 Hd Stokes UNGARRA | Stokes Church | a c d | 16565 |
| Lot 1 Dp 4278 Hd Stokes YALLUNDA FLAT | Pug Hut - Provis Memorial Park | a c | 16566 |
| Sec 126 Hd Koppio YALLUNDA FLAT | Dwelling | c d | 16579 |

## Unley

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 8 Aroha Terrace BLACK FOREST | Dwelling; External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3788 |
| 14 Aroha Terrace BLACK FOREST | Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3789 |
| 7A Byron Road (cnr Canterbury Tce) BLACK FOREST | Princess Margaret Playground Arbour; External form, materials and detailing of the 1930 concrete and timber arbour. | a c d | 24178 |
| 22 East Avenue BLACK FOREST | Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24199 |
| 44A East Avenue BLACK FOREST | Church (former Church of Christ); External form, materials and detailing of the 1927 church. Any later additions or alterations are excluded from the listing. The rear buildings are not included. | a c | 3818 |
| 74 East Avenue BLACK FOREST | Clarence Park Institute; External form, materials and detailing of the 1933 building. Any later additions or alterations are excluded from the listing. | a c d | 3819 |
| 5-5A Forest Avenue BLACK FOREST | Dwelling and fence; External form, materials and detailing of the 1927 dwelling and associated fence. Any later additions or alterations are excluded from the listing. | a d | 24220 |
| 25 Forest Avenue BLACK FOREST | Dwelling; External form, materials and detailing of the1908 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24221 |
| 11 Dixon Street CLARENCE PARK | Dwelling; External form, materials and detailing of this 1895 late Victorian asymmetrically fronted dwelling. The later extension to the north and any later additions or alterations are excluded from the listing. | a d | 24195 |
| 16 Frederick Street CLARENCE PARK | Dwelling; External form, materials and detailing of this 1908 Edwardian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The masonry addition and carport, and any later additions or alterations, are excluded from the listing. | a d | 24223 |
| 318 Goodwood Road CLARENCE PARK | Church of The Trinity; External form, materials and detailing of the whole of the 1925 Church building. Any later alterations or additions are excluded from the listing. | a c d | 3971 |
| 6 Hammond Street CLARENCE PARK | Dwelling; External form, materials and detailing of this 1884 Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations and carport are excluded from the listing. | a d | 24242 |
| 9 James Street CLARENCE PARK | Dwelling; External form, materials and detailing of this c1900 symmetrically fronted dwelling. Any later alterations or additions are excluded from the listing including the skillion addition to the rear. | a d | 24248 |
| 86 Mills Street (cnr Millswood Crescent) CLARENCE PARK | Dwelling (former Corner Shop and Dwelling); External form, materials and detailing of the 1922-3 former corner shop and dwelling. The garage addition and later alterations are excluded from the listing. | a c d | 24148 |
| 40 Anzac Highway EVERARD PARK | Dwelling and Office (Beverley - former Flats); External form, materials and detailing of the 1939 former apartment building. Any later additions or alterations are excluded from the listing. | a d | 24168 |
| 46-48 Anzac Highway EVERARD PARK | Flats (Everard Court) and fence; External form, materials and detailing of the Inter War flats and fence. Any later alterations or additions are excluded from the listing. | a d | 3786 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 78-86 Anzac Highway EVERARD PARK | Shops and Office (former Roxy Cinema); External form, materials and detailing of the 1937 building. Later alterations, including new shopfronts at ground floor level, are excluded from the listing. | a c d f | 3787 |
| 25 Orchard Avenue EVERARD PARK | Dwelling; External form, materials and detailing of the c1940 dwelling. Any later additions or alterations are excluded from the listing. | e | 3902 |
| 37 Orchard Avenue EVERARD PARK | Dwelling; External form, materials and detailing of the c1915 dwelling. Any later additions or alterations are excluded from the listing. | d | 3903 |
| Charles Street FORESTVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24182 |
| 1/41-2/41 Charles Street FORESTVILLE | Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing. | a d | 24179 |
| 43-45 Charles Street FORESTVILLE | Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the carport addition. | a d | 24180 |
| 47-49 Charles Street FORESTVILLE | Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the timber verandah frieze. | a d | 24181 |
| Ethel Street FORESTVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24201 |
| 34-36 Ethel Street FORESTVILLE | Attached Dwellings; External form, materials and detailing of these 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing. | a d | 24202 |
| 38-40 Ethel Street FORESTVILLE | Attached Dwellings; External form, materials and detailing of this 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing. | a d | 24203 |
| 54 Ethel Street FORESTVILLE | Dwelling; External form, materials and detailing of this 1884 single fronted dwelling. Any later alterations or additions are excluded from the listing. | a d | 24204 |
| First Avenue FORESTVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24212 |
| 67 Leader Street FORESTVILLE | Corner Shop; External form, materials and detailing of the 1885 shop. Any later alterations or additions are excluded from the listing. | a c d | 24261 |
| Leah Street FORESTVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24262 |
| 1-1A Newman Street FORESTVILLE | Dwelling (former Corner Shop); External form, materials and detailing of the 1899 former corner shop. The attached dwelling and later additions or alterations, including to the verandah, are excluded from the listing. | a c d | 24151 |
| Third Avenue FORESTVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24306 |
| Cremorne Street (cnr Windsor Street) FULLARTON | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24190 |
| Cross Street (cnr Windsor Street) FULLARTON | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a d | 24194 |
| 16 Fern Avenue FULLARTON | Dwelling (Barn Abbey); External form, materials and detailing of the early dwelling. Any later alterations or additions are excluded from the listing. | a d e | 3825 |
| 18-20 Fern Avenue FULLARTON | Stone wall; Structure, materials and detailing of the early bluestone wall. | a d e | 24211 |
| Fisher Street (north west corner of intersection with Fullarton Road) FULLARTON | Drinking Fountain; External form, materials and detailing of the drinking fountain | a | 3827 |
| 80A Fisher Street FULLARTON | Dwelling (Casa Rica); External form, materials and detailing of this c1930 Spanish Mission style dwelling. Any later alterations or additions are excluded from the listing. | a d | 3832 |
| 84 Fisher Street FULLARTON | Dwelling; External form, materials and detailing of the c1860s dwelling. Any later alterations or additions are excluded from the listing. | a d | 3833 |
| 99 Fisher Street FULLARTON | Dwelling and fence; External form, materials and detailing of the c1885 dwelling and fence. Any later alterations or additions are excluded from the listing. | a d | 3834 |
| 39 Florence Street FULLARTON | Welfare Institution (former Dwelling - Burwood); External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24219 |
| 11 Frew Street FULLARTON | Dwelling (Malwood); External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing. | a d e | 3836 |
| 13 Frew Street FULLARTON | Dwelling; External form, materials and detailing of the L-shaped c1860s-70s dwelling. Any later additions or alterations are excluded from the listing. | a d e | 3837 |
| Fullarton Road (near Fisher Street) FULLARTON | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24224 |
| Wattle Street (cnr Windsor Street) FULLARTON | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24279 |
| Wattle Street (north east corner with Fullarton Road) FULLARTON | Drinking Fountain; External form, materials and detailing of the drinking fountain. | a | 4001 |
| 21 Wattle Street FULLARTON | Dwelling; External form, materials and detailing of the 1908/1909 dwelling. Any later additions or alterations are excluded from the listing. | a d | 26223 |
| 27 Wattle Street FULLARTON | Dwelling; External form, materials and detailing of the 1906 dwelling. Any later additions or alterations are excluded from the listing. | a d | 26331 |
| 31 Wattle Street FULLARTON | Dwelling; External form, materials and detailing of the 1900 dwelling. Any later additions or alterations are excluded from the listing. | a d | 26332 |
| 55 Wattle Street FULLARTON | Dwelling; External form, materials and details of this 1883 Victorian asymmetrically fronted dwelling. Any later additions or alterations, and verandah alterations, are excluded from the listing. | a d | 24281 |
| 82 Wattle Street FULLARTON | Church (former St Joseph's Refuge); External form, materials and detailing of the 1900 former St Joseph's Refuge. Any later alterations or additions are excluded from the listing, including the later ramped entry addition to the side and the modern two storey addition to the rear. | a c d | 3951 |
| 115 Wattle Street FULLARTON | Dwelling (Penrose) and gate posts and gate; External form, materials and detailing of this 1860s Victorian symmetrically fronted dwelling, pedestrian entry gate posts and wrought iron gate. Any later alterations or additions are excluded from the listing. | a d e | 3952 |
| 137 Wattle Street FULLARTON | Dwelling; External form, materials and detailing of this 1921 Inter War Bungalow dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24282 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 White Avenue FULLARTON | Dwelling (Vine Villa) and Coach House; External form, materials and detailing of the c1860s dwelling and coach house. Any later additions or alterations are excluded from the listing. | a d e | 3957 |
| 12 Ada Street GOODWOOD | Flats (former Shop and attached Dwelling); External form, materials and detailing of the 1881 former shop and attached dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24165 |
| 6 Albert Street GOODWOOD | Dwelling; External form, materials and detailing of this 1907 dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The later alterations to the verandah are excluded from the listing. | a d | 24166 |
| 20 Albert Street GOODWOOD | Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing, including awning canopy. | a c d | 24541 |
| 34 Albert Street GOODWOOD | Former Shop and Dwelling (Albert House); External form, materials and detailing of the 1896 former shop and 1882 attached dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24542 |
| 58 Albert Street GOODWOOD | Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24543 |
| 5 Bloomsbury Street GOODWOOD | Dwelling; External form, materials and detailing of the c1910 dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing. | a d | 3800 |
| 24 Essex North Street GOODWOOD | Dwelling (Sherburn); External form, materials and detailing of the Edwardian dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing. | a d | 24200 |
| 1a Gilbert Street GOODWOOD | Former shop and residence; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24544 |
| 75 Goodwood Road GOODWOOD | Hotel (Goodwood); External form, materials and detailing of the 1878 hotel including the balcony. The later additions and ground floor alterations are excluded from the listing. | a c f | 3847 |
| 93 Goodwood Road GOODWOOD | Shops; External form, materials and detailing of this pair of 1880's shops including parapet, shopfronts detail and configuration. Any later additions or alterations are excluded from the listing. | a c d | 24231 |
| 99 Goodwood Road (to rear fronting Florence Street) GOODWOOD | Church,(former Methodist Church); External form, materials and detailing of the 1877 Church. Any later additions and alterations are excluded from the listing. | a c | 3849 |
| 99 Goodwood Road GOODWOOD | Church, (former Methodist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing. | a c d f | 3850 |
| 120-124A Goodwood Road GOODWOOD | Shops; External form, materials and detailing of the 1881-3 shops. Any later additions or alterations are excluded from the listing. | a c d | 24232 |
| 127-129 Goodwood Road GOODWOOD | Shops; External form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Any later additions or alterations are excluded from the listing, including those to the rear. | a c d | 24233 |
| 140 Goodwood Road GOODWOOD | Goodwood Primary School Hall (former Goodwood Baptist Church); External form, materials and detailing of the 1882 church. Any later additions or alterations are excluded from the listing. | a c d f | 3851 |
| 155 Goodwood Road GOODWOOD | St George the Martyr Anglican Church and Rectory; External form, materials and detailing of the Church and Rectory. Original interior elements of the Church are also significant. Any later additions or alterations are excluded from the listing. | a c d | 3856 |
| 156 Goodwood Road GOODWOOD | Office (former Police Station); External form, materials and detailing of the 1890s dwelling and 1920s front projecting bay of the building. Any later additions or alterations are excluded from the listing. | a c f | 3853 |
| 158-160 Goodwood Road GOODWOOD | Church (former Mitchell Memorial Presbyterian Church and Hall); External form, materials and detailing of the 1881 Church including the 1930s alterations, and the 1923 Hall. Any later additions or alterations, including the skillion roof rear addition to the church, are excluded from the listing. | a c d | 3854 |
| 166 Goodwood Road GOODWOOD | Hall (former Goodwood Institute); External form, materials and detailing of all construction stages of the building should be retained, particularly the Goodwood Road frontage. | a b c f | 3855 |
| 1/170 Goodwood Road GOODWOOD | Shop (former Anglican Church); External form, materials and detailing of the 1892 former church. Any later additions or alterations are excluded from the listing. | a c d | 3852 |
| 64-64A King William Road GOODWOOD | Shop and attached former Dwelling; External form, materials and detailing of the 1880s shop and attached former dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24251 |
| 84-86 King William Road GOODWOOD | Shop, Consulting Room and Office (former Methodist Church and Hall); External form, materials and detailing of the 1880s former church and hall building. The adjacent hall is included in the listing. Any later additions or alterations are excluded from the listing. | a c d f | 3872 |
| 96 King William Road GOODWOOD | Shops; External form, materials and detailing of the 1897 shops. Any later additions or alterations are excluded from the listing. | a c d | 24255 |
| 106-108A King William Road GOODWOOD | Shops; External form, materials and detailing of the 1880-1 shops. Any later additions or alterations are excluded from the listing. | a c d | 3873 |
| 130-132 King William Road GOODWOOD | Shops; External form, materials and detailing of the c1885 shops. The dwelling at the rear, the continuous verandah and any later additions or alterations are excluded from the listing. | a c d | 24258 |
| 2 Lily Street GOODWOOD | Flats (former Goodwood Technical College); External form, materials and detailing of the 1932 former Technical College. Any later additions or alterations are excluded from the listing. | a d | 24265 |
| 8 Louisa Street GOODWOOD | Former shop; External form, materials and detailing of the former corner shop and dwelling. Any later additions or alterations, including the 1980s residential section are excluded from the listing. | a c d | 24545 |
| 19 Railway Terrace South GOODWOOD | Dwelling; External form, materials and detailing of the 1878 dwelling. Any later additions or alterations are excluded from the listing, including verandah. | a c d | 3910 |
| 24 Rosa Street GOODWOOD | Dwelling (former Salvation Army Citadel); External form, materials and detailing of the 1921 citadel building. Any later additions or alterations are excluded from the listing. | a c d | 24298 |
| 11 Rushton Street GOODWOOD | Dwelling; External form, materials and detailing of the 1893-4 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3915 |
| 19 Simpson Parade GOODWOOD | Dwelling; External form, materials and detailing of the c1880s dwelling. Any later additions or alterations are excluded from the listing. | a d | 3922 |
| 21 Simpson Parade GOODWOOD | Dwelling and fence; External form, materials and detailing of the 1886 dwelling and fence. Any later additions or alterations are excluded from the listing. | a d | 3923 |

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|---|---|---|---|
| Victoria Street (south west corner of intersection with Goodwood Road) GOODWOOD | Drinking Fountain; External form, materials and detailing of the drinking fountain. | a | 24277 |
| 27 Avenue Road HIGHGATE | Highgate Primary School; External form, materials and detailing of the 1923 school building and 1928 additions. Any later additions or alterations are excluded from the listing. | a c d | 3797 |
| 9 Cheltenham Street HIGHGATE | Dwelling; External form, materials and detailing of the c1920 dwelling. Any later additions or alterations are excluded from the listing. | a | 3802 |
| 11-13 Cheltenham Street HIGHGATE | Dwelling (Rosefield); External form, materials and detailing of both the 1840-50s and later sections of the dwelling. Any later additions or alterations are excluded from the listing. | a d | 3803 |
| 45 Cheltenham Street HIGHGATE | Hall (Former Chapel) Concordia College; External form, materials and detailing of the 1926 hall (former chapel). Any later additions or alterations to these buildings, and the classrooms and administration section are excluded from the listing. | a b d | 3970 |
| 45 Cheltenham Street HIGHGATE | School Building (Concordia College); External form, materials and detailing of the original 1899 school building and 1920s extension. Any later additions and alterations to these buildings, and the classrooms, are excluded from the listing. | a b c d | 3969 |
| 499-503 Fullarton Road HIGHGATE | Dwelling; External form, materials and detailing of the 1939/40 Inter-War Mediterranean style dwelling, incorporating the arcaded forms and the predominant roof form associated with the dwelling style. Any later additions or alterations including the fence are excluded from the listing. | a d f | 3838 |
| 20 Commercial Road HYDE PARK | Dwelling; External form, materials and detailing of the 1883 dwelling. The front fence and gate posts and any later additions or alterations are excluded from the listing. | a d | 24186 |
| 24 Commercial Road HYDE PARK | Dwelling; External form, materials and detailing of this 1903 dwelling. Any later additions or alterations are excluded from the listing including the skillion roofed addition to the rear. | a d | 24187 |
| 34 Commercial Road HYDE PARK | Dwelling and fence; External form, materials and detailing of this 1896 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing including the carport. | a d | 24188 |
| 55 Commercial Road HYDE PARK | Dwelling; External form, materials and detailing of the c1865 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24189 |
| 152-154 King William Road HYDE PARK | Shops; External form, materials and detailing of the c1890s shops. Any later additions or alterations are excluded from the listing. | a c d f | 3876 |
| 187-189 King William Road HYDE PARK | Hotel (Hyde Park); External form, materials and detailing of the 1882 hotel. Any later additions or alterations are excluded from the listing. | a c f | 3877 |
| 15 Opey Avenue HYDE PARK | Dwelling and fence; External form, materials and detailing of the 1908 dwelling. The cast iron fence is also included in the listing. Any later additions or alterations are excluded from the listing. | a d | 3901 |
| 68 Opey Avenue HYDE PARK | Dwelling (former Shop and Dwelling); External form, materials and detailing of the 1895 former shop and dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24161 |
| 2-4 Park Street HYDE PARK | Church (former Church of Christ); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing. | a c d | 3906 |
| 21-21A Park Street HYDE PARK | Dwelling; External form, materials and detailing of the c1880 dwelling. Any later additions or alterations are excluded from the listing, including lean to carport/shelter to the rear, second storey element to east and roof material. | a d | 3907 |
| 42 Park Street HYDE PARK | Dwelling; External form, materials and detailing of the 1895 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24163 |
| 48 Park Street HYDE PARK | Dwelling; External form, materials and detailing of the c1885 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3908 |
| 54 Park Street HYDE PARK | Dwelling (former Shop and attached Dwelling); External form, materials and detailing of the 1883 former shop and attached dwelling. Any later additions or alterations are excluded from the listing, including the rendered addition to the rear. | a c d | 24164 |
| 77 Park Street HYDE PARK | Hall (former Druid's Lodge); External form, materials and detailing of the 1901 Druids Lodge building. Any later additions or alterations are excluded from the listing, including curved metal window hoods. | a c d f | 3909 |
| 298-300 Unley Road HYDE PARK | Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing. | a c d | 20894 |
| 302-304 Unley Road HYDE PARK | Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing. | a c d | 26222 |
| 306-308 Unley Road HYDE PARK | Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing. | a c d | 3937 |
| 310 Unley Road HYDE PARK | Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing. | a c d | 3938 |
| 312-312a Unley Road HYDE PARK | Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing. | a c d | 3939 |
| 316-320 Unley Road HYDE PARK | Walford School (former Dwelling - Woodlyn); External form, materials and detailing of the 1873 former dwelling. Any later additions or alterations are excluded from the listing including the adjacent building. | a c d | 3940 |
| 322 Unley Road HYDE PARK | Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing. | a c d | 3941 |
| 324 Unley Road HYDE PARK | Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing. | a c d | 3942 |
| 338 Unley Road HYDE PARK | Walford Junior School and Gates (former Hospital); External form, materials and detailing of the c1890 former dwelling and entrance gates. Any later additions or alterations are excluded from the listing. | a c d | 3944 |
| Anzac Highway (Outside Keswick Barracks) KESWICK | Mileage Post; External form, materials and detailing and specific location of the mileage post. | a | 3785 |
| 12-13/ 242 Cross Road KINGS PARK | Dwelling (Glenavalin); External form, materials and detailing of the 1922 dwelling. Any later alterations or additions are excluded from the listing. | a d | 24191 |
| 315-319 Goodwood Road KINGS PARK | Shops; External form, materials and detailing of these 1923 shops including parapet, awning and shopfronts. Any later additions or alterations to shopfronts are excluded from the listing. | a c d | 24236 |

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|---|---|---|---|
| 23 Valmai Avenue KINGS PARK | Church (former Vardon Memorial Congregational Church); External form, materials and detailing of the 1914 church. Any later additions or alterations are excluded from the listing. | a c d | 3945 |
| 37 Austral Terrace MALVERN | Dwelling; External form, materials and detailing of the 1908 Edwardian/Federation dwelling. Any later alterations or additions are excluded from the listing. | a d | 24169 |
| 41 Austral Terrace MALVERN | Dwelling and fence; External form, materials and detailing of the c1920s Inter-War Tudor revival style dwelling, including the fence to Austral Terrace. Any later alterations or additions including the attached garage are excluded from the listing. | a d | 3793 |
| 47 Austral Terrace MALVERN | Dwelling and hedge; External form, materials and detailing of this Edwardian dwelling, including the hedge to Austral Terrace. Any later alterations or additions, including the later carport and verandah alterations, are excluded from the listing. | a d | 3794 |
| 50 Austral Terrace MALVERN | Dwelling and hedge; External form, materials and detailing of this c1890s late Victorian transitional dwelling, including the tower, verandah and roof form associated with the dwelling style and including the hedge to Austral Terrace. Any later additions or alterations are excluded from the listing. | a d | 3795 |
| 54 Clifton Street MALVERN | Dwelling (Wilcolo) and fence; External form, materials and detailing of this 1912 Edwardian dwelling, including the fence to Clifton Street. Any later alterations or additions including the carport addition are excluded from the listing. | a d | 24184 |
| 56 Clifton Street MALVERN | Dwelling; External form, materials and detailing of this 1910 Edwardian dwelling. Any later alterations or addition are excluded from the listing. | a d | 24185 |
| 72 Clifton Street MALVERN | Dwelling (former Kyre College); External form, materials and detailing of this c1895 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing. | a d | 3804 |
| 107-109 Cremorne Street MALVERN | Attached Dwellings; External form, materials and detailing of this c1880 Victorian pair of single fronted dwellings. Any later additions or alterations are excluded from the listing. | a d | 3807 |
| 158 Cross Road MALVERN | Dwelling (Burgess House); External form, materials and detailing of this 1888 two storey Victorian symmetrically fronted dwelling. The later additions and alterations are excluded from the listing. | a d | 24192 |
| 170 Cross Road MALVERN | Dwelling; External form, materials and detailing of this 1899 Federation/Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d | 3812 |
| 174 Cross Road MALVERN | Dwelling (Longer Crendon) and fence; External form, materials and detailing of this 1900 Federation/Edwardian dwelling. The front fence railing is included in the listing. Any later additions or alterations are excluded from the listing. | a d | 3813 |
| 176 Cross Road MALVERN | Dwelling and fence; External form, materials and detailing of the c1930 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing. | a d | 3814 |
| 3 Dover Street MALVERN | Dwelling; External form, materials and detailing of the 1916 dwelling. Any later additions or alterations, including the carport, are excluded from the listing. | a d e | 3815 |
| 68 Dover Street MALVERN | Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3816 |
| 50-54 Duthy Street MALVERN | Shops (former Shops and Dwelling); External form, materials and detailing of this 1910 former pair of shops and attached dwelling. Any later additions or alterations are excluded from the listing. | a c d | 24197 |
| 84-92 Duthy Street MALVERN | Shops; External form, materials and detailing of the 1922 shops. Any later additions or alterations are excluded from the listing. | a c d | 24198 |
| 48 Eton Street MALVERN | Dwelling; External form, materials and detailing of this 1885 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing. | a d | 24205 |
| 50 Eton Street MALVERN | Dwelling and fence; External form, materials and detailing of this 1895 dwelling. The railings to the fence are included in the listing. Any later additions or alterations are excluded from the listing. | a d | 3823 |
| 52 Eton Street MALVERN | Dwelling; External form, materials and detailing of the 1893 Edwardian/Federation dwelling. The front fence and any later additions or alterations are excluded from the listing. | a d | 24206 |
| 54 Eton Street MALVERN | Dwelling; External form, materials and detailing of this 1890 dwelling. Any later additions or alterations, including the rear addition, are excluded from the listing. | a d | 3824 |
| 62 Eton Street MALVERN | Dwelling; External form, materials and detailing of this 1886 Victorian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24207 |
| 182 Fisher Street MALVERN | Dwelling; External form, materials and detailing of this 1884 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later additions or alterations are excluded from the listing. | a d | 24215 |
| 184 Fisher Street MALVERN | Dwelling and fence; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing including the carport addition. | a d | 24216 |
| 186 Fisher Street MALVERN | Dwelling; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later alterations or additions are excluded from the listing. | a d | 24217 |
| 188 Fisher Street MALVERN | Dwelling and fence; External form, materials and detailing of this 1885-6 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing, including the carport addition. | a d | 24218 |
| 202-202A Fisher Street MALVERN | Dwellings (former Collegiate School for Malvern Girls); External form, materials and detailing of the 1894 dwelling and former school. Any later additions or alterations are excluded from the listing. | a c | 3835 |
| 33 Marlborough Street MALVERN | Dwelling (Skye); External form, materials and detailing of the 1917 Edwardian dwelling, including the verandah and roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24140 |
| 36 Marlborough Street MALVERN | Dwelling and fence; External form, materials and detailing of the 1899 Edwardian dwelling, including the verandah and roof form and front fence. Any later additions or alterations are excluded from the listing. | a d | 24141 |
| 44 Marlborough Street MALVERN | Church (former Wesleyan Methodist Centenary Church); External form, materials and detailing of the 1891-1912 church building. Any later additions or alterations are excluded from the listing. | a c d f | 3882 |
| 44 Marlborough Street MALVERN | Church Hall (former Malvern Wesleyan Sunday School); External form, materials and detailing of the 1899 Sunday School Building. Any later additions or alterations, including the concrete framed entry, are excluded from the listing. | a c d | 26334 |
| 158-160 Wattle Street MALVERN | Attached Dwellings; External form, materials and detailing of this pair of c1890 asymmetrically fronted dwellings. Any later additions or alterations are excluded from the listing. | a d | 3953 |

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|---|---|---|---|
| 176 Wattle Street MALVERN | Church and Bible College of South Australia (former Dwelling)and fence; External form, materials and detailing of this two storey c1880 symmetrically fronted dwelling, and the front fence. Any later additions or alterations, and extensions to the side and rear of the former dwelling, are excluded from the listing. | a d | 3954 |
| 222 Wattle Street MALVERN | Unley Primary School; External form materials and detailing of the two main school buildings and the small stone cottage to the west. Any later additions or alterations are excluded from the listing. | a c d | 3955 |
| 1-4/ 224 Wattle Street MALVERN | Flats (former Dwelling) and fence; External form, materials and detailing of this two storey 1884-90 Victorian dwelling and original cast iron spears to front fence. Any later alterations or additions are excluded from the listing. | a d | 3956 |
| Avenue Street MILLSWOOD | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24171 |
| 10 Avenue Street MILLSWOOD | Dwelling - (Heathcote); External form, materials and detailing of this c1890 Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d e | 3796 |
| 23 Avenue Street MILLSWOOD | Dwelling; External form, materials and detailing of this 1900 Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24173 |
| 26 Avenue Street MILLSWOOD | Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24174 |
| 37 Avenue Street MILLSWOOD | Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24175 |
| 3 Eva Street MILLSWOOD | Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24209 |
| 181a Goodwood Road MILLSWOOD | Stone lining (Brownhill Creek); Stone lining of portions of Brownhill Creek, on land once forming part of St Vincent de Paul Orphanage. | a c | 26217 |
| 178, 180 & 180A Goodwood Road MILLSWOOD | Dwelling and fence; External form, materials and detailing of the 1939 block of flats, including front fence, post support balconies, rendered walls with glazed brick trim and both timber and metal framed windows. Any later additions or alterations are excluded from the listing. | a d | 25522 |
| 190 Goodwood Road MILLSWOOD | Shops; External form, materials and detailing of the 1934 shops, including verandah awning, shopfronts and recessed entry doors. Any later additions or alterations are excluded from the listing. | a c d | 24238 |
| 4 Malcolm Street MILLSWOOD | Flats (Millswood Apartments - Rogart); External form, materials and detailing of the c1940s apartments. Any later additions or alterations are excluded from the listing. | a d | 3881 |
| Mitchell Street MILLSWOOD | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24149 |
| 29 Wood Street MILLSWOOD | Dwelling; External form, materials and detailing of the 1914 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing. | a d | 24286 |
| 13 Wooldridge Avenue MILLSWOOD | Dwelling (Bella Vista) outbuilding, gate pillars and gates; External form, materials and detailing of this 1862 Victorian dwelling. The outbuilding, fence base, gate pillars and gates are included in the listing. Any later additions or alterations, including the skillion roof carport, are excluded from the listing. | a d e | 3958 |
| 18 Cross Road MYRTLE BANK | Lourdes Valley Retirement Home; External form, materials and detailing of the 1915 three storey building. Any later alterations or additions are excluded from the listing. | a f | 3808 |
| 24 Cross Road MYRTLE BANK | Dwelling; External form, materials and detailing of the 1893 two storey dwelling. The glazed gazebo and any later alterations or additions are excluded from the listing. | a d | 3809 |
| Ferguson Avenue MYRTLE BANK | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24210 |
| 22A Ferguson Avenue MYRTLE BANK | Dwelling (former Stables); External form, materials and detailing of the c1875 former stables building. Any later alterations or additions are excluded from the listing. | a d | 3826 |
| 1 Fisher Street MYRTLE BANK | Baptist Church; External form, materials and detailing of the 1883 Baptist Church. Any later alterations or additions are excluded from the listing. | a c d | 24214 |
| 3 Fisher Street MYRTLE BANK | Austism SA Education and Support Centre (former Dwelling) and fence; External form, materials and detailing of the former c1865 dwelling. The listing also includes the front fence. Any later alterations or additions are excluded from the listing. | a d | 3828 |
| 5 Fisher Street MYRTLE BANK | Glen Osmond Primary School and former coach house; External form materials and detailing of the 1877 main school building, and the c1865 former 'coach house' at the rear. Any later alterations or additions are excluded from the listing.. | a c d | 3829 |
| 23 Fisher Street MYRTLE BANK | Dwelling; External form, materials and detailing of the c1930 dwelling. Any later alterations or additions are excluded from the listing. | d | 3830 |
| 35 Fisher Street MYRTLE BANK | Dwelling (Sedgeford); External form, materials and detailing of the c1885 dwelling. The later addition and any alterations are excluded from the listing. | d | 3831 |
| Glen Osmond Road (cnr Barr Smith Avenue) MYRTLE BANK | War Memorial - Ridge Park; External form, materials and detailing of the c1919 War Memorial should be retained, including all memorial plaques. | a e f | 3843 |
| 22 Rossington Avenue MYRTLE BANK | Dwelling (Waverly); External form, materials and detailing of the 1870 dwelling. Any later alterations or additions are excluded from the listing. | a d | 3913 |
| 40-54 Alfred Street PARKSIDE | Attached Dwellings; External form, materials and detailing of this c1860s row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 3783 |
| Blyth Street (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24177 |
| 5 Clyde Street PARKSIDE | Dwelling (Zeehan); External form, materials and detailing of the c1885 dwelling. Any later alterations or additions are excluded from the listing. | a d | 3805 |
| 9 Clyde Street PARKSIDE | Dwelling; External form, materials and detailing of the 1880-81 dwelling. Any later alterations or additions are excluded from the listing including the skillion roof addition. | a d | 3806 |
| Foster Street (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24222 |
| George Street PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24226 |
| 2-4 George Street PARKSIDE | Attached Dwellings; External form, materials and detailing of the 1892-1893 pair of dwellings. Any later alterations or additions are excluded from the listing. | a d e | 3839 |
| 10-12 George Street PARKSIDE | Attached Dwellings; External form, materials and detailing of the 1870 Victorian pair of two storey dwellings. Any later alterations or additions are excluded from the listing. | a d e | 3840 |

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|---|---|---|---|
| 96 Glen Osmond Road PARKSIDE | Shops(former Institute); External form, materials and detailing of the c1902 former Institute and 1908 additions. Any later additions or alterations are excluded from the listing. | a c d | 3841 |
| 110-114 Glen Osmond Road (at rear near Macklin Street) PARKSIDE | St Raphael's School; External form, materials and detailing of the 1899 school building. Any later additions or alterations are excluded from the listing. | a c d | 24229 |
| 142 Glen Osmond Road PARKSIDE | Hotel (Fountain Inn); External form, materials and detailing of the c1870 two storey building. Later additions and alterations, including the two storey addition to the north and the verandah, and the first floor window hoods, are excluded from the listing. | a c d f | 3842 |
| 163A-164 Greenhill Road PARKSIDE | Office (Meaghey House); External form, materials and detailing of the Post-War Georgian revival style dwelling. Any later alterations or additions are excluded from the listing. | a d | 3860 |
| Hill Street (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24245 |
| 36 Hill Street PARKSIDE | Dwelling; External form, materials and detailing of the c1890s dwelling. Any later additions or alterations are not included in the listing. | a d | 3865 |
| 8 Jaffrey Street PARKSIDE | Dwelling; External form, materials and detailing of this 1879 two storey Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are not included in the listing. | a d | 24247 |
| 18-36 Kenilworth Road PARKSIDE | Attached Dwellings; External form, materials and detailing of this c1880 Victorian row of dwellings with converted corner shop. Any later additions or alterations (such as the later porches which have been added to 26-36) are excluded from the listing. | a d | 3867 |
| 85 Leicester Street PARKSIDE | Hotel (Earl of Leicester); External form, materials and detailing of the 1886 hotel. Any later additions or alterations are excluded from the listing, including the later additions to the rear and sides. | a c d f | 3878 |
| 12 Montpelier Street PARKSIDE | Dwelling; External form, materials and detailing of the c1860s dwelling. Any later additions or alterations are excluded from the listing including the side carport addition and rear addition. | a d | 3889 |
| 13 Montpelier Street PARKSIDE | Dwelling and fence; External form, materials and detailing of the 1909 dwelling and fence. Any later additions or alterations are excluded from the listing. | a d | 3890 |
| 17 Montpelier Street PARKSIDE | Dwelling; External form, materials and detailing of the 1893 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24150 |
| 21 Montpelier Street PARKSIDE | Dwelling; External form, materials and detailing of the 1892 dwelling. The later additions to the rear are excluded from the listing. | a d | 3891 |
| 42-44 Porter Street PARKSIDE | Dwellings (former Corner Shop and attached Dwelling); External form, materials and detailing of this 1896 former shop and attached dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24295 |
| 48 Porter Street PARKSIDE | Dwelling; External form, materials and detailing of the 1880 former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing. | a d | 25676 |
| 12 Robsart Street PARKSIDE | Parkside Primary School; External form, materials and detailing of the 1886 Parkside Primary School and 1926 alterations. Any later additions or alterations, including the front porch and corrugated iron addition, are excluded from the listing. | a c d | 3911 |
| 31 Robsart Street PARKSIDE | Dwelling; External form, materials and detailing of this 1911 Edwardian masonry dwelling. Any later alterations or additions are excluded from the listing including the verandah alterations and additions. | a d e | 24296 |
| 73 Robsart Street PARKSIDE | Dwelling; External form, materials and detailing of this 1892 late Victorian dwelling. Any later additions or alterations are excluded from the listing. | a d | 24297 |
| Scott Street (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24303 |
| 24 Scott Street PARKSIDE | Dwelling (Mayville); External form, materials and detailing of the 1896 Edwardian/Federation dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24304 |
| 5 St. Ann's Place PARKSIDE | St Oswald's Anglican Church; External form, materials and detailing of the 1902 St Oswald's Anglican Church. Any later additions or alterations are excluded from the listing (including later glazed link). | a c d f | 3998 |
| 35-39 St. Ann's Place PARKSIDE | Attached Dwellings; External form, materials and detailing of the c1865 early Victorian row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 3921 |
| 11 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 25187 |
| 13 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24321 |
| 2/ 15 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 25188 |
| 1/ 17 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24322 |
| 2/ 19 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 25189 |
| 1/ 21 St. Anns Place PARKSIDE | Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing. | a d | 24323 |
| 41-43 Unley Road PARKSIDE | Corner Shop; External form, materials and detailing of the 1887 shop, and shopfront. The attached dwelling to the north and any later additions or alterations are excluded from the listing. | a c d | 24312 |
| 67 Unley Road PARKSIDE | Shop and former Dwelling; External form, materials and detailing of the 1916 shop, shopfront and former attached dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24313 |
| 69-71 Unley Road PARKSIDE | Shop and former Dwelling; External form, materials and detailing of the c1870s shop, shopfront and attached earlier former dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24314 |
| Wallis Street (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24278 |

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|---|---|---|---|
| Wilkinson Road (cnr Windsor Street) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24283 |
| 15 Wilkinson Road PARKSIDE | Dwelling (former Shop and attached Dwelling - St Venant); External form, materials and detailing of the 1915-6 former shop and attached dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24284 |
| Windsor Street (Henry Codd Reserve) PARKSIDE | Bridge Balustrades; External form, materials and detailing of the balustrade of the bridge. | a | 24285 |
| 11-13 Young Street PARKSIDE | St Raphael's Church; External form, materials and detailing of the 1905 Church and 1916 nave and front facade extension. Includes the brick retaining wall gardens. Any alterations or additions are excluded from the listing, including the later side addition to the rear. | a c d f | 3959 |
| 12 Young Street PARKSIDE | St. Raphael's Church Hall; External form, materials and detailing of the 1885 Hall. The later gabled porch brick retaining wall gardens and later side addition to the rear or alterations are excluded from the listing. | a c | 3960 |
| 100 Young Street PARKSIDE | Baptist Church Hall; External form, materials and detailing of the 1883 Baptist Church Hall. The later front porch and brick addition to the rear are excluded from the listing. | a c d | 3962 |
| 100 Young Street PARKSIDE | Baptist Church; External form, materials and detailing of the Church 1880-1920. Any later extensions or alterations are excluded from the listing. | a c d f | 3961 |
| 101 Young Street PARKSIDE | Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24288 |
| 107 Young Street PARKSIDE | Shop and Attached Dwelling; External form, materials and detailing of the c1900 shop and attached dwelling. Any later alterations or additions are excluded from the listing. | a c d f | 3963 |
| 152 Young Street 46 Porter Street PARKSIDE | St Ann's Church (and Halls); External form, materials and detailing of the 1878 Church (152 Young Street) and later halls (46 Porter Street). Any later alterations or additions are excluded from the listing. | a c f | 3964 |
| 154-156 Young Street PARKSIDE | Semi-detached Dwellings; External form, materials and detailing of this 1878 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing. | a d | 24289 |
| 158 Young Street PARKSIDE | Dwelling; External form, materials and detailing of this Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing. | a e | 3965 |
| 22-24 Arthur Street UNLEY | Masonic Hall; External form, materials and detailing of the 1926 lodge building. Any later additions or alterations are excluded from the listing. | a c d f | 3790 |
| 29 Arthur Street UNLEY | RSL Hall (former Methodist Church); External form, materials and detailing of the 1850-1 former church building. Any later additions or alterations are excluded from the listing. | a c d | 3791 |
| 29 Arthur Street UNLEY | RSL Office (former Church Hall); External form, materials and detailing of the 1855 former hall. Any later additions or alterations are excluded from the listing. | a c d | 3792 |
| 8-14 Duthy Street (cnr Frederick Street) UNLEY | Shops; External form, materials and detailing of the c1915 shops. Any later additions or alterations are excluded from the listing. | a c d f | 3817 |
| 19-31 Duthy Street (cnr Fairford Street) UNLEY | Shops; External form, materials and detailing of the c1920 shops. Any later additions or alterations are excluded from the listing. | a c d | 24196 |
| 80-82 Edmund Avenue UNLEY | Unley Museum (former Unley Fire Station); External form, materials and detailing of the 1898 former fire station including the face stone walls, brick detailing, window openings and roof form. Any later additions or alterations are excluded from the listing. | a c d | 3820 |
| 79-85 Edmund Avenue (81) UNLEY | Office (former Police Station); External form, materials and detailing of the c1890 former dwelling building. Any later additions or alterations are excluded from the listing. | a c d | 3821 |
| 79-85 Edmund Avenue (83) UNLEY | Office (former Court House); External form, materials and detailing of the 1925 former court house. Any later additions or alterations are excluded from the listing. | a c d | 3822 |
| 135 Greenhill Road UNLEY | Offices; External form, materials and detailing of the 1906 building. Any later additions or alterations are excluded from the listing. | a c d | 3859 |
| 23 Hart Avenue UNLEY | Dwelling; External form, materials and detailing of the 1911 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24243 |
| 43 Hart Avenue UNLEY | Dwelling; External form, materials and detailing of the 1885 dwelling. Any later additions or alterations are excluded from the listing. | a d | 25677 |
| 2 Hughes Street UNLEY | Dwelling (former Presbyterian Church); External form, materials and detailing of the 1913 former church building including the face red brick walls, window openings and roof form. Any later additions or alterations are excluded from the listing. | a c d | 3866 |
| 35 Hughes Street UNLEY | Dwelling; External form, materials and detailing of the 1910/1911 dwelling. Any later additions or alterations are excluded from the listing. | a d | 26047 |
| 50 Hughes Street UNLEY | Dwelling; External form, materials and detailing of the 1908 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24246 |
| 51 King William Road UNLEY | Non-residential Club (former Dwelling - Mawson); External form, materials and detailing of 1909 former dwelling. Any later additions or alterations are excluded from the listing. | a d | 3870 |
| 67 King William Road UNLEY | Office (former Dwelling); External form, materials and detailing of the c1908 former dwelling. Any later additions or alterations are excluded from the listing. | a d | 3871 |
| 69 King William Road UNLEY | Office (former Dwelling); External form, materials and detailing of the 1908 former dwelling. Any later additions or alterations are excluded from the listing. | d | 24253 |
| 113-119 King William Road UNLEY | Shops; External form, materials and detailing of the 1910 shops at 113, 115 and 117 King William Road. Any later additions or alterations are excluded from the listing. | a c d | 24257 |
| 133 King William Road UNLEY | Office (former Dwelling); External form, materials and detailing of the 1913 former dwelling. Any later additions or alterations are excluded from the listing. | a d | 24259 |
| 57 Marion Street UNLEY | Dwelling; External form, materials and detailing of the 1897 dwelling. The timber framed carport on the side of the dwelling and any later additions or alterations are excluded from the listing. | a d | 24266 |
| 78 Marion Street UNLEY | Dwelling; External form, materials and detailing, particularly the decorative elements, of the 1894 dwelling. Any later additions or alterations are excluded from the listing. | a d e | 24139 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 74 Mary Street UNLEY | Office (former Dwelling); External form, materials and detailing of this c1880 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3884 |
| 75 Mary Street UNLEY | Dwelling; External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing. | a | 3885 |
| 97 Maud Street (rear of 70 Marion Street) UNLEY | Salvation Army Hall; External form, materials and detailing of the 1904 brick hall building. Any later additions or alterations are excluded from the listing. | a c d | 24143 |
| 6 McGowan Avenue UNLEY | Dwelling (Fairford House - former School); External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing. | a c | 3886 |
| 33 Miller Street UNLEY | Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing including the later carport addition. | a d | 24144 |
| 35 Miller Street UNLEY | Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing. | a d | 24145 |
| 37 Miller Street UNLEY | Dwelling and fence; External form, materials and detailing of the 1885 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing. | a d | 24146 |
| 41 Miller Street UNLEY | Dwelling and fence; External form, materials and detailing of the 1887 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing. | a d | 24147 |
| Oxford Terrace (part of 181 Unley Road) UNLEY | Bomb Shelter; External form, materials and detailing of the bomb shelter. | a | 3905 |
| Oxford Terrace (part of 181 Unley Road) UNLEY | Unley Town Hall; External form, materials and detailing of the 1907 town hall including the face stonework, window openings and overall massing. Also includes original interior ceiling and mezzanine seating. Any later additions or alterations are excluded from the listing. | a c d | 3904 |
| 50 Oxford Terrace UNLEY | Church of St Spyridon and fence; External form, materials and detailing of the 1970 Church. Any later additions or alterations are excluded from the listing. | a c d | 24162 |
| 6 Palmerston Road UNLEY | Dwelling; External form, materials and detailing of the 1909-10 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing. | a d e | 25678 |
| 8 Palmerston Road UNLEY | Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing. | a d | 25679 |
| 10 Palmerston Road UNLEY | Dwelling; External form, materials and detailing of the 1911 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing. | a d e | 25680 |
| Rugby Street (behind 81 Frederick Street) UNLEY | Congregational Church; External form, materials and detailing of the 1892 simple church including the masonry walls, window openings and roof form. Any later additions or alterations are excluded from the listing. | a c d | 3914 |
| 14 Salisbury Street UNLEY | Dwelling, fence and gate; External form, materials and detailing of the 1899 dwelling. The later verandah and any later additions or alterations are excluded from the listing. | a d | 24301 |
| 10 Thomas Street UNLEY | Flats (former Dwelling - Mornington); External form, materials and detailing of the 1872 former dwelling. Any later additions or alterations are excluded from the listing. | a d e | 3924 |
| 63-65 Thomas Street UNLEY | Flats and fence; External form, materials and detailing of the four single storey dwellings and front brick fence. Any later additions or alterations are excluded from the listing. | a d | 24307 |
| Trimmer Terrace UNLEY | Unley Oval (McKay Grandstand, Sturt Lawn Tennis Club and entrance gate, and Sturt Bowling Club and entrance gate); External form, materials and detailing of the Unley Oval and its associated structures. Any later additions or alterations are excluded from the listing. | a c d f | 3968 |
| 62 Unley Road UNLEY | Shops; External form, materials and detailing of the c1885 pair of shops. Any later additions or alterations are excluded from the listing. | a c d | 3927 |
| 105-109 Unley Road UNLEY | Shops (and former attached dwelling); External form, materials and detailing of the shops tiled shopfronts with recessed entries, verandah and attached rear dwelling. Any later alterations or additions are excluded from the listing. | a c d | 24315 |
| 111-113 Unley Road UNLEY | Shops; External form, materials and detailing of the 1899 pair of shops, including ornate parapet and shopfront configuration. Changes to the shopfronts and any later additions or alterations are excluded from the listing. | a c d | 24316 |
| 123 Unley Road UNLEY | Bank (ANZ); External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing. | a f | 3928 |
| 129-133 Unley Road UNLEY | Shops; External form, materials and detailing of the 1900 shops, including ornate parapet and timber shopfronts. Any later additions or alterations are excluded from the listing. | a c d | 24317 |
| 137-141 Unley Road UNLEY | Shops; External form, materials and detailing of the 1901 shops, including original parapet and shopfront details. Any later additions or alterations are excluded from the listing. | a c d | 24318 |
| 165 Unley Road UNLEY | Bank (former Savings Bank); External form, materials and detailing of the 1913 building. Any later additions or alterations are excluded from the listing. | a c d f | 3929 |
| 181 Unley Road UNLEY | Drinking Fountain; External form, materials and detailing of the 1904 cast iron canopy of the drinking fountain. | d | 3931 |
| 181 Unley Road UNLEY | Library (former Unley Council Chambers); External form, materials and detailing of the 1880 building and 1907 extension. Any later additions or alterations are excluded from the listing. | a c d f | 3930 |
| 187 Unley Road UNLEY | Uniting Church and Hall; External form, materials and detailing of the 1898 Church, and the 1903 Hall. The recent brick addition and any later additions or alterations are excluded from the listing. | a c d | 3932 |
| 189 Unley Road UNLEY | Office (former Dwelling and attached Shop); External form, materials and detailing of the 1899 dwelling and attached shop, including shopfront details and configuration. Any later additions or alterations are excluded from the listing. | a c d | 24270 |
| 190 Unley Road UNLEY | Shop; External form, materials and detailing of the 1865 bakery and 1880s two storey shop. Any later additions or alterations are excluded from the listing. | a c d | 3933 |
| 201 Unley Road UNLEY | Institute; External form, materials and detailing of the 1907 building. Any later additions or alterations are excluded from the listing. | a c d | 3934 |
| 203 Unley Road UNLEY | Shop; External form, materials and detailing of the 1924 shop including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing. | a c d | 24271 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 205 Unley Road UNLEY | Shop; External form, materials and detailing of the 1913 shop, including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing. | a c d | 24272 |
| 209 Unley Road UNLEY | Hotel (Cremorne); External form, materials and detailing of the 1925 building. Any later additions or alterations are excluded from the listing. | a c d f | 24273 |
| 226 Unley Road UNLEY | War Memorial Gardens and Arch; The extent of the garden reserve including the 1917 Arch and memorials. | a c d f | 3935 |
| 232 Unley Road UNLEY | Office (former National Bank); External form, materials and detailing of the 1926 building. Any later additions or alterations are excluded from the listing. | a c d f | 3936 |
| 1-3/ 6-10 Windsor Street UNLEY | Offices and House(former Shops); External form, materials and detailing of the c1923 shop buildings. Any later additions or alterations, including the recent roof extension to the southern office, are excluded from the listing. | a c d | 26224 |
| 183-193 Young Street UNLEY | Attached Dwellings; External form, materials and detailing of the 1884 row of dwellings. Any later additions or alterations are excluded from the listing including the infilled verandah to 187. | a d | 3966 |
| 1 Bellevue Place UNLEY PARK | Baptist Church; External form, materials and detailing of the 1917 Baptist Church. Any later alterations or additions are excluded from the listing. | a c d f | 3799 |
| 1 George Street UNLEY PARK | Dwelling; External form, materials and detailing of the c1870 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24227 |
| 30 Grove Street UNLEY PARK | Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. The listing also includes the cast iron railing and masonry base course of front fence, and pillars and front gates. Any later additions or alterations are excluded from the listing. | a d | 3861 |
| 34 Grove Street UNLEY PARK | Dwelling and fence; External form, materials and detailing of the c1885 dwelling. The cast iron front fence is included in the listing. Any later alterations or additions are excluded from the listing. | a d | 3862 |
| 35 Grove Street UNLEY PARK | Dwelling (Woodspring); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing. | a b e | 3863 |
| 23 High Street UNLEY PARK | Dwelling; External form, materials and detailing of the 1881 dwelling. Any later alterations or additions are excluded from the listing. | a d | 24244 |
| 25 High Street UNLEY PARK | Dwelling (Dolling Court); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions such as the stair to the rear of the building are excluded from the listing. | a d | 3864 |
| 2 Miegunyah Avenue (75 Northgate Street) UNLEY PARK | Dwelling (Miegunyah); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions, such as the stair to the rear of the building, are excluded from the listing. | a d | 3887 |
| 1 Northgate Street UNLEY PARK | Baptist Church; External form, materials and detailing of the 1903-1918 church. The side extension and any later alterations or additions are excluded from the listing. | a c d f | 3893 |
| 8 Northgate Street UNLEY PARK | Unley Park Bowling Club; External form, materials and detailing of the 1924 Bowling clubhouse. The later lean-to air-conditioning enclosure to the east as well as any other later additions or alterations are excluded from the listing. | a b d | 3894 |
| 43 - 59 Northgate Street UNLEY PARK | Heywood Park and Gateway; The extent of the park including the 1924-6 gateway. | a c f | 3895 |
| 64 Northgate Street UNLEY PARK | Dwelling; External form, materials and detailing of the c1910-15 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24152 |
| 66 Northgate Street UNLEY PARK | Dwelling; External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24153 |
| 70 Northgate Street UNLEY PARK | Fence; Extent, materials and detailing of the 1934 fence. | a d e | 24154 |
| 72 Northgate Street UNLEY PARK | Fence; Extent, materials and detailing of the 1934 fence. | a d e | 24155 |
| 74 Northgate Street UNLEY PARK | Fence; Extent, materials and detailing of the 1934 fence. | a d e | 24156 |
| 76 Northgate Street UNLEY PARK | Dwelling (Eringa), outbuildings, fence and gates; External form, materials and detailing of the dwelling. The outbuildings and front fence and gates are included in the listing. Later alterations or additions, including the later ivy covered porch to the front elevation, are excluded from the listing. | a d e | 3896 |
| 79 Northgate Street UNLEY PARK | Dwelling; External form, materials and detailing of the c1890's dwelling. Any later additions or alterations are excluded from the listing. | a d | 24158 |
| 80 Northgate Street UNLEY PARK | Dwelling; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing. | a | 24159 |
| 81 Northgate Street UNLEY PARK | Dwelling (Galloway); External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing. | a d | 3897 |
| 82 Northgate Street UNLEY PARK | Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing. | a d | 3898 |
| 84 Northgate Street UNLEY PARK | Dwelling (former Burleigh College) and fence; External form, materials and detailing of this c1880 Victorian dwelling and associated front fence. Any later additions or alterations are excluded from the listing. | a c d | 3899 |
| 87 Northgate Street UNLEY PARK | Dwelling; External form, materials and detailing of the Inter-War Bungalow dwelling. Any later additions or alterations are excluded from the listing. | a d | 3900 |
| 2A Rutland Avenue UNLEY PARK | Dwelling; External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations including the single storey addition to the west of the dwelling are excluded from the listing. | a d | 3916 |
| 4 Thornber Street UNLEY PARK | Dwelling (former Kyre College); External form, materials and detailing of this 1903 former school. Any later additions or alterations, including the carport extension, are excluded from the listing. | a c d | 3926 |
| Victoria Avenue UNLEY PARK | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24274 |
| 6 Victoria Avenue UNLEY PARK | Dwelling and gates; External form, materials and detailing of the c1900 dwelling and front driveway gates. Any later additions or alterations are excluded from the listing. | a d | 3946 |
| 8 Victoria Avenue UNLEY PARK | Dwelling and fence; External form, materials and detailing of the c1865 dwelling. The brick pillars and stone base of the original front fence are included in the listing. Any later additions or alterations are excluded from the listing including the awning fittings over front bay windows. | a d | 3947 |
| 14 Victoria Avenue UNLEY PARK | Dwelling and fence; External form, materials and detailing of the 1940s-50s dwelling and front fence. Any later additions or alterations are excluded from the listing. | a d | 3948 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 16 Victoria Avenue UNLEY PARK | Dwelling and fence; External form, materials and detailing of the c1920 Inter-War Bungalow dwelling and front fence. Any later additions or alterations are excluded from the listing. | a d | 3949 |
| 21 Victoria Avenue UNLEY PARK | Dwelling (Tarrangower) and fence; External form, materials and detailing of this 1917 Edwardian dwelling. The masonry and iron front fence is also included in the listing. Any later additions or alterations are excluded from the listing. | a d | 24276 |
| 1 View Street UNLEY PARK | Dwelling (Greenhayes); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing. | a d | 3950 |
| 40 Wood Street UNLEY PARK | Dwelling; External form, materials and detailing of the 1914 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24287 |
| 18 Bartley Crescent WAYVILLE | Our Lady of Protection Ukrainian Catholic Church and fence; External form, materials and detailing of the 1975 church and front fence. Any later additions or alterations are excluded from the listing. | a c d | 24176 |
| 20 Bartley Crescent WAYVILLE | Dwelling (former Institute); External form, materials and detailing of the 1904 building. The side addition and any later alterations are excluded from the listing. | a c d | 3798 |
| 68 Goodwood Road (Hamilton Boulevard) WAYVILLE | Wayville Showgrounds – Iron fence panels associated with new Kidman Entrance from Hamilton Boulevard; All 1930s iron fence panel and gates elements of the new Hamilton Boulevard entrance structure. | d e | 26335 |
| 68 Goodwood Road WAYVILLE | Wayville Showgrounds - Ridley Memorial Gates and fencing; All elements of the external form, materials and detailing of the 1933 entrance structure. | a d e f | 3846 |
| 78 Goodwood Road WAYVILLE | Office (former Dwelling); External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3848 |
| 41-42 Greenhill Road WAYVILLE | St Nicholas Russian Orthodox Church and fence; External form, materials and detailing of the 1973 church and front fence. Any later additions or alterations are excluded from the listing. | a c d f | 24239 |
| 89 Greenhill Road WAYVILLE | Annesley College - Hall; External form, materials and detailing of the 1926 hall. Any later additions or alterations are excluded from the listing. | a c d | 3857 |
| 89 Greenhill Road WAYVILLE | Annesley College - Main Building; External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing. | a c d | 3858 |
| Joslin Street WAYVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24249 |
| 14-16 Joslin Street WAYVILLE | Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing. | d | 24250 |
| 2 King William Road WAYVILLE | Shop (former Shop and attached Dwelling); External form, materials and detailing of the 1907 shop and former dwelling. The later carport and any later additions or alterations are excluded from the listing. | a c d | 24260 |
| 12 King William Road WAYVILLE | Dwelling; External form, materials and detailing of the 1904 dwelling. Any later additions or alterations are excluded from the listing. | a d | 3868 |
| 16-26 King William Road WAYVILLE | The Lodge Retirement Village (former Dwelling - White House); External form, materials and detailing of the 1905 former dwelling. Any later additions or alterations are excluded from the listing. | a d e | 24320 |
| 28-30 King William Road WAYVILLE | Dwelling (former Manse); External form, materials and detailing of the 1906 former 'manse' dwelling. Any later additions or alterations are excluded from the listing. | a d | 25186 |
| 20 LeHunte Street WAYVILLE | Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24263 |
| 22 LeHunte Street WAYVILLE | Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24264 |
| 19 Rose Terrace WAYVILLE | Church (former Baptist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing. | a c f | 3912 |
| Trevelyan Street WAYVILLE | Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge. | a | 24308 |
| 2 Trevelyan Street WAYVILLE | Dwelling; External form, materials and detailing of the 1909 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24309 |
| 5 Trevelyan Street WAYVILLE | Dwelling; External form, materials and detailing of the 1907 dwelling. Any later additions or alterations are excluded from the listing. | a d | 24310 |
| 296 Young Street WAYVILLE | Dwelling; External form, materials and detailing of the 1913 dwelling. The front fence and any later additions or alterations are excluded from the listing. | a d | 24290 |
| 310-312 Young Street WAYVILLE | Attached Dwellings; External form, materials and detailing of the c1910 pair of dwellings. Any later additions or alterations are excluded from the listing. | a d | 3967 |
| 314-316 Young Street WAYVILLE | Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing. | a d | 24292 |
| 321 Young Street WAYVILLE | Dwelling; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing. | a d | 25681 |

## Victor Harbor

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Lot 27 Hancock Road BACK VALLEY | Ruin-Former Congregational Church and Cemetery; All - Key features are existing form and environs. | a c | 14630 |
| 557 Inman Valley Road Road BACK VALLEY | Lower Inman Memorial Hall; All - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, and corrugated iron roof. | a b c | 14632 |
| Lot 100 Wilson Hill Road BACK VALLEY | Former Military Camp Site; Key feature is retention of some of the original site and evidence of early use. | a | 14656 |
| 1-3 Battye Road ENCOUNTER BAY | Battye Farm Homestead building and long-barn outbuilding previously used as a milking shed and horse stables; Battye Farm Homestead Building and adjacent long outbuilding previously used as a milking shed and horse stables. Key features - existing form and scale with original features of bluestone, timber framed doors and windows, and corrugated iron roof. | a e | 14664 |
| 173 Bay Road ENCOUNTER BAY | Dwelling; All (excluding roofing material) - Key features are existing form and scale with original features of bluestone, red brick quoins, timber-framed doors and windows, hipped roof and a return veranda. | e | 14660 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 40-41A Franklin Parade ENCOUNTER BAY | Dwelling; Key features are existing form and scale with original features of natural stone, brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda (3 sides) and chimneys. | a | 14665 |
| 66 Franklin Parade (off) ENCOUNTER BAY | Former Yilki Post Office; All - Key features are existing form and scale with original features of timber-framed doors and windows, corrugated iron roof and awning over front door. | a c e | 14666 |
| 28 Giles Street ENCOUNTER BAY | Jefferis Memorial Church; All excluding concrete block addition at the rear - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors & windows, corrugated iron roof and pointed-arch windows. | a c d | 14667 |
| Lot 91, Lot 91, Lot 346 and Sec 3 Jagger Road /Kings Beach Road (Hd. Waitpinga) ENCOUNTER BAY | Stone Walls; Key feature is the existing form. | a d f | 14687 |
| 48 Jagger Road ENCOUNTER BAY | Ralgnal'; All including outhouse, outbuildings, stone walling and bluestone terracing - Key features of dwelling are roof, original features of natural stone, timber-framed doors and windows and brick chimney. | a e | 14681 |
| 4B Krill Court ENCOUNTER BAY | Dwelling and Outhouse; Former shearing shed and outhouse - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof. | a e | 14671 |
| 3 - 7 Mill Road ENCOUNTER BAY | Former Butter Factory; Cottage and attached shop - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a veranda. | a e | 14672 |
| 9 Russell Street ENCOUNTER BAY | Dwelling - 'Maryville'; All including underground water tank with ground level brick done - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and front veranda. | e | 14674 |
| Lot 275 Tabernacle Road ENCOUNTER BAY | Yilki Farm'; All including limestone/timber outbuildings and machine shed - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, return veranda & chimneys. | a e | 14677 |
| Lot 91 Tabernacle Road ENCOUNTER BAY | Tabernacle Cemetery/ Newland Memorial Gates; All - Key features are existing form and environs. | a c e | 14678 |
| 836 Hindmarsh Tiers Road HINDMARSH TIERS | Slab Cottage; All (excluding modern addition to rear) and associated outhouses and outbuildings - Key features are existing form and scale with original features of timber walls, timber-framed doors and windows, corrugated iron twin hipped roof, a veranda and chimneys. | a d | 14684 |
| 1446 Hindmarsh Tiers Road HINDMARSH TIERS | Former Mt Jagged Mine; Key feature is retention of some of the original site and evidence of early use. | a | 14683 |
| 30 Hindmarsh Tiers Road HINDMARSH VALLEY | Hall; Key features are existing form and scale, porch and stone feature topped by small flagpole. | a b c | 14637 |
| 31 Hindmarsh Tiers Road HINDMARSH VALLEY | Former School; All - Key features are existing form and scale with original features of natural stone and corrugated iron gabled roof. | a c | 14638 |
| 925 Hindmarsh Tiers Road HINDMARSH VALLEY | Former Smelter Site; Key feature is retention of some of the original site and evidence of early use. | a | 14685 |
| 961 Hindmarsh Tiers Road HINDMARSH VALLEY | Cottage; Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a veranda. | a e | 14686 |
| 15 Lincoln Park Drive (off) HINDMARSH VALLEY | Lincoln Park'; All including bluestone and brick outbuildings and underground tank (excluding modern dairy). Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, veranda and balcony, and cast iron decoration. | a d e | 14653 |
| 40 Nangawooka Track HINDMARSH VALLEY | Nangawooka'; All including outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof. | a d e | 14652 |
| 61 Nettle Hill Road HINDMARSH VALLEY | Beau Desert'; All including associated wash-house and outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron hipped roof and a veranda. | a d | 14647 |
| 203 Nettle Hill Road HINDMARSH VALLEY | Brookdale'; Old Mill section and outhouse - Key features are existing form and scale with original features of natural stone, veranda with rendered pillars, timber-framed doors and windows, and corrugated iron roof. | a | 14639 |
| 230 Nettle Hill Road HINDMARSH VALLEY | Shady Grove'; All including outhouses and underground tank with domed brick top - Key features are existing form and scale with original features of pressed metal and corrugated iron walls, and a veranda. | d | 14640 |
| 262 Nettles Hill Road HINDMARSH VALLEY | Nettle's Cottage; Remaining original two rooms of cottage and bluestone retaining walls in grounds - Key features are existing form and scale with original features of bluestone wall and quoins, timber-framed doors and windows, and a corrugated iron gable roof. | d | 14646 |
| Lot 72 and Lot 73 Reservoir Valley Road Lot 72 and 73 Reservoir Road and Hindmarsh Valley Road HINDMARSH VALLEY | Reservoir and stone pump house; Key features are existing form and environs. | a c d | 14636 |
| 629A Sawpit Road HINDMARSH VALLEY | Glen Lindsay'; Original stone cottage section - Key features are existing form and scale with original features of brick walls, timber-framed doors and windows, corrugated iron double hipped roof and a veranda. | d | 14645 |
| 35 Stirling Court HINDMARSH VALLEY | Dwelling - 'Corrumbene'; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda with cast iron decoration, moulding and chimneys. | a | 14655 |
| 3942 Victor Harbor Road HINDMARSH VALLEY | Dwelling - 'Gilgunya'; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and chimneys. | a d | 14626 |
| 4366 Victor Harbor Road Road HINDMARSH VALLEY | Bambrick'; All including adjacent shed and cellar - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and a skillion addition. | d | 14629 |
| 48 Waterport Road HINDMARSH VALLEY | Wurrildee'; All including outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and chimneys. | a d e | 14654 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 296 Alma Road INMAN VALLEY | Dwelling - 'Avalon'; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and return veranda. | a | 14634 |
| 296 Mt Alma Road INMAN VALLEY | Mt Alma' Homestead; All including two large garages and shearing shed - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof. | a d | 14635 |
| 33 Parsons Road INMAN VALLEY | Dwelling; All including ironstone garage - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof, return veranda and Bungalow feature of low pitched wide gables. | a d e | 14642 |
| 93 Prouse Road INMAN VALLEY | Cemetery; Key features are existing form and bushland environs. | a c | 14643 |
| Lot 12 Inman Valley Road LOWER INMAN VALLEY | Middle Inman School; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and corrugated iron roof. | a c | 14657 |
| 867 Inman Valley Road LOWER INMAN VALLEY | Lower Inman Congregational Church; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and corrugated iron roof. | a c | 14631 |
| Hindmarsh Road MCCRACKEN | New Alexandra Bridge; All - Key features are existing form with original features of concrete and iron balustrading. | a | 14669 |
| corner Albert Place and Crozier Road VICTOR HARBOR | Norfolk Island Pine Tree; All. | a | 14594 |
| 23-25 Albert Place VICTOR HARBOR | Shop; Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, a veranda and balcony. | a c | 14593 |
| Section 776 Bridge Terrace VICTOR HARBOR | Tennis Clubhouse; All - Key features are existing form and scale with original features of red brick walls, timber-framed doors and windows, and tiled roof. | a c d | 14624 |
| 18-24 Burke Street VICTOR HARBOR | St Augustine's Church Hall; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and pointed-arch windows and doors. | a b | 14661 |
| Coral Street VICTOR HARBOR | Palm Tree; All. | a | 14595 |
| 13 Coral Street VICTOR HARBOR | Newspaper Office; Front building only - Key features are existing form and scale with original features of local limestone with red brick quoins (now painted), two projecting gabled bays of unequal width trimmed with finials and a hipped corrugated iron roof. The central veranda is a reconstruction of the original. | a c | 14596 |
| 35-41 Cornhill Road VICTOR HARBOR | Dwelling; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, tiled roof, return veranda and Bungalow feature of low-pitched wide gables. | d | 14662 |
| 16 Crozier Road VICTOR HARBOR | Former Guesthouse; The front building only - Key features are existing form and scale with original features of local limestone and rendered quoins, corrugated iron roof (hipped at one end, segmented Dutch gable at the other), and chimneys. | a b | 14597 |
| Lot 21 Eyre Terrace VICTOR HARBOR | Former railway yard, Turntable and Palm Trees (3); All - Key features are existing form and environs. | a | 14599 |
| Lot 21 Eyre Terrace VICTOR HARBOR | Former Railway Cottage and Palm Trees (2); All - Key features are existing form and scale with original features of local limestone, red brick quoins, timber-framed doors and windows, corrugated iron roof double gabled on the railway yard side and hipped on the Bridge Street side with a veranda. | a | 14600 |
| 1 Finniss Road VICTOR HARBOR | Cemetery; All including memorial native garden - Key features are existing form and environs. | a b c e | 14682 |
| 20-23 Flinders Parade VICTOR HARBOR | Norfolk Island Pine Tree; All. | a | 14603 |
| 3 George Main Road VICTOR HARBOR | High School (older section); Older single storey section - Key features are existing form and scale with original features of red brick walls, timber-framed doors and windows, corrugated iron roof, tower and central three-light window. | a c | 14659 |
| 3 George Main Road VICTOR HARBOR | Newland Bridge; All - Key features are existing form with concrete and iron balustrading. | a | 14668 |
| 155 Hindmarsh Road VICTOR HARBOR | Dwelling and attached shop; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, tiled roof, return veranda and Bungalow feature of low-pitched wide gables. | a c | 14604 |
| 158 Hindmarsh Road VICTOR HARBOR | Masonic Lodge (Lodge of Peace No. 99); All - Key features include the original internal ceilings and the building's existing form and scale with original features of sandstone front and side walls set on plinth of rusticated sandstone, timber-framed doors and windows, corrugated iron roof, decorative render, portico and arrangement of windows to Hindmarsh Road. | a c d | 14605 |
| 29-32 McKinlay Street Street VICTOR HARBOR | Shop/Dwelling; All - Key features are existing form and scale. Original features of local limestone and red brick quoins are rendered at the front. Other features are timber-framed doors and windows, corrugated iron roof, veranda (bullnosed at the side and timber decorated at the front) and timber brackets. On McKinlay Street there is a pressed metal hood over a side entrance door. There is a later addition at the rear with an attached double storey rendered building beyond, the detailing of which suggests it may be older than the front buildings. | a | 14601 |
| 8 - 16 Ocean Street VICTOR HARBOR | Shops (former Baytte's Store); Two storey building section only - Key features are existing form and scale with original features of local limestone, timber-framed doors and windows, corrugated iron hipped roof with tall brick chimneys, a veranda and balcony. | a c e | 14607 |
| 22 Ocean Street (rear of). Likely future address - 6 Railway Terrace VICTOR HARBOR | Dwelling (former refreshment rooms); All – Key features are existing form and scale with original features of local limestone with brick quoins, timber-framed doors and windows, corrugated iron roof, pediment and bullnosed veranda. The gable appears to be timber framed with a heavily textured pressed metal lining. | a | 14608 |
| 23 Ocean Street VICTOR HARBOR | Shops; facade only. | a d | 14609 |
| 24 Ocean Street VICTOR HARBOR | Shops; All - Key features are existing form and scale with original features of local limestone and brick quoins (part painted), first floor Art Moderne balcony and veranda and large display window to one side. | a e | 14610 |
| 26 Ocean Street VICTOR HARBOR | Former Commercial Bank; All - Key features are existing form and scale with original features of decorative render, moulded features, masonry balcony and cast iron decoration (veranda not original). | a c d | 14611 |
| 35 Ocean Street VICTOR HARBOR | Shops (former Coffee Palace); Central two storey building section only - Key features are existing form and scale with original features of pediment, first floor balcony with cast iron panels to balustrade, and a veranda. | a b | 14612 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 37-41 Ocean Street VICTOR HARBOR | Victa Cinema; All - Key features are existing form and scale of Art Deco with original building features of decorative render, main glass doors and shop-fronts, vertical sign and veranda. | a c d | 14613 |
| 43 Ocean Street /Corner Coral Street VICTOR HARBOR | Bells Store; All - Key features are existing form and scale with original features of rendered pediment and walls, and window positions at first floor level. Single storey sections are either side of the two storey corner building (note veranda is not the original). | a c e f | 14614 |
| 57 Ocean Street VICTOR HARBOR | Former ES & A Bank; All - Key features are existing form and scale of the classical style double storey building with original features of rendered walls with moulded features. The western wall has a cantilevered chimney which was associated with the former upstairs Manager's living quarters. | a c d | 14615 |
| 69-73 Ocean Street VICTOR HARBOR | Offices (former Shop/Studio and dwelling); All (except flat roofed addition at rear) - Key features are existing form and scale with original features of local limestone and red brick quoins, corrugated iron roof, and return veranda. A high timber framed and metal clad section rising above the ground floor roofline behind the shop is part of the original 1914 construction. The adjoining symmetrical cottage with a veranda has cast iron lacework, timber posts and tiled floor. | a d | 14617 |
| 41-53 Pine Avenue VICTOR HARBOR | Dwelling; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and return veranda. | d e | 14673 |
| 1-2/ 5 Railway Terrace VICTOR HARBOR | Dwelling/shop; All – Key features are existing form and scale of two adjoined buildings with original features of local limestone and brick quoins (now painted), timber-framed heavily panelled doors and windows. The corrugated iron roof is hopped at the residence end with small ridge gablets and gabled at the shop end (front and back) with a bullnosed front veranda with stop chamfered timber posts extending the full width of the building. | a e | 14618 |
| 7a Railway Terrace VICTOR HARBOR | Shop/Dwelling (former bakery and tea rooms); All – Key features are existing form and scale with original features of local limestone and red brick quoins, hipped corrugated iron roof, arched pediment, bullnose front veranda and chimneys. The shop/dwelling adjoins a gabled fronted building which has its own straight corrugated galvanised iron veranda at the front. | a e | 14619 |
| 30-32 Seaview Road VICTOR HARBOR | St Joan of Arc Church; Key features are existing form and scale of the rendered stylised Romanesque building with large porch to the front and attached bell tower to the rear, with other original features being small half-round leadlight windows, rose leadlight window on the main nave wall above the porch surrounded by ornamental brickwork, Marseilles tiled roof with brickwork around the gable. | a c d f | 14675 |
| 51 - 55 Seaview Road VICTOR HARBOR | Dwelling; All - Key features are existing form and scale with original features of limestone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda, cast iron balustrade to balcony, masonry steps. | d e | 14676 |
| 5-7 Stuart Street VICTOR HARBOR | Dwelling & Palm Tree; All - Key features are existing form and scale of the large, return veranda villa, constructed of local limestone, ruled and black lined, red brick quoins, and a hipped corrugated iron roof. Above the veranda roof is a decorative band of polychrome brickwork. Windows are paired with brick mullions and doors are panelled. The mature Canary Island palm also forms part of the listing. | a e | 14620 |
| 17-19 Torrens Street VICTOR HARBOR | Carrickalinga Senior Citizens Centre; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof, return veranda, timber posts, and chimneys. | a c f | 14621 |
| 20-22 Torrens Street VICTOR HARBOR | Police Complex and Courthouse; All - Key features of the Art Moderne style Torrens Street station and courthouse are existing form and scale with original features of red brick walls, with indentations on the rounded corners, timber-framed doors and windows, Marseilles tiled hipped roof, pediment, and rendered colonnade. The old police station and cells facing Ocean Street of local limestone construction with red brick quoins (now painted) has an ornamental Italianate stepped gable to the front, hipped roof to the side and a bull nose veranda to the front with moulded timber posts and cast iron decoration. The inscription on the main front gable is painted over. | a c d | 14616 |
| 21-37 Torrens Street VICTOR HARBOR | Former School; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, corrugated iron roof and roof vents. | a c | 14622 |
| Victoria Street VICTOR HARBOR | Row of Trees (3 pines, 2 palms); All. | a f | 14623 |
| Warland Reserve VICTOR HARBOR | Norfolk Island Pine Trees (8); All. | a f | 14625 |
| 17-19 Warne Street VICTOR HARBOR | Former Congregational Church; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and pointed-arch window | a c | 14658 |
| 174 Coolawang Road WAITPINGA | Old Shearing Shed, 'Old Coolawang' complex; All including garage, stables and old shearing shed - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof. | a b e | 14628 |
| Lot 1 Dennis Road Newland Conservation Park WAITPINGA | Dennis's Hut; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a chimney. | a e | 14680 |
| 76 Kings Beach Road WAITPINGA | King Cottage; Key features are existing form and scale with original features of natural stone walls, quoins and chimney, timber-framed doors and windows, corrugated iron gabled roof. | a b e | 14633 |
| 8 Mill Road WAITPINGA | Mill Cottage; All excluding besser block addition - Key features are existing form and scale with original features of ironstone, red brick quoins (stone quoins at front), timber-framed doors and windows, corrugated iron hipped roof and a veranda. | a e | 14679 |
| 86 Parsons Beach Road WAITPINGA | Nurunderi' Complex; All including outbuildings of various construction and farm infrastructure - Key features of main building are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof. | a | 14641 |
| Section 18 Pitkin Road WAITPINGA | Former RAAF Barrack Building; All - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, & corrugated iron roof. | a | 14648 |
| 1161 Waitpinga Road WAITPINGA | Shearing Shed; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof. | a d | 14651 |
| 716 Waitpinga Road WAITPINGA | Dairy; All - Key features are existing form and scale. | a | 14627 |
| 727 Waitpinga Road WAITPINGA | Dwelling - 'Santa Cruz'; All excluding cream brick addition - Key features are existing form and scale with original features of limestone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and Bungalow feature of low-pitched wide gables. | a b d | 14650 |
| 765 Waitpinga Road WAITPINGA | Former Waitpinga School; All including associated outbuildings - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, corrugated iron roof. | a c | 14649 |

## Wakefield

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Baker Street BALAKLAVA | Balaklava Church of Christ; Church and stone hall excluding later additions. | a c | 25957 |
| 6 Edith Terrace BALAKLAVA | Former Cells and Courthouse; Masonry structure only | a | 25951 |
| Fisher Street BALAKLAVA | Balaklava Uniting Church; Church, hall behind, memorial garden, brick pillar fence surrounding site. Exclude concrete block parts of fence, recent additions between church and hall | a c e f | 25958 |
| 19 Humphrey Street BALAKLAVA | Residence; Main residence including integral verandah and brick fence abutting footpath | d | 25956 |
| 30 Humphrey Street BALAKLAVA | Residence; Stone building. Exclude later besser block additions to rear. | d | 25959 |
| May Terrace BALAKLAVA | St Andrews Catholic Church; Church building | a c | 25960 |
| 1 May Terrace BALAKLAVA | Former Teachers Residence; Masonry section of residence and wrap around verandah | c | 25962 |
| Scotland Street BALAKLAVA | Balakalva Anglican Christ Church; Masonry church buildings | a c | 25952 |
| 23 Scotland Street BALAKLAVA | Former St Josephs Convent School; Hall of limestone construction - exclude lean-tos either side | c | 25961 |
| 10 Wallace Street BALAKLAVA | Balaklava Post Office; Masonry building including entry porch | a c | 25955 |
| 29 Wallace Street BALAKLAVA | Bank SA (Former Savings Bank of SA); Bank and attached residence. Exclude lean-to structure | a | 25954 |
| 31 Wallace Street BALAKLAVA | Former Butcher Shop and Residence; Shop and masonry part of attached residence | a | 25953 |
| 51 Wallace Street BALAKLAVA | Balaklava Primary School; Main building (limestone) and verandahs only. Exclude later additions (rendered) facing school ground | c | 25963 |
| Werocata Road BALAKLAVA | Balaklava Showground / Pavilion; Grandstand structure | a b c | 25949 |
| Werocata Road BALAKLAVA | Balaklava Showground / Building; Whole of masonry building | a b c | 25950 |
| BALAKLAVA | Former Erith Church and School; Whole of masonry building | a c | 25965 |
| BALAKLAVA | Balaklava Cemetery; Late 19th C to mid 20th C headstones | a | 25964 |
| 2 August Street BLYTH | Blyth Primary School; Stone building. Exclude later besser block additions to rear. | c | 25976 |
| 11 Burney Street BLYTH | Church of St Margaret (Former Church of England Mission Hall); Whole building | a c | 25977 |
| Guilford Street BLYTH | Blyth Railway Station Complex; Corrugated galvanised iron goods shed, railway station building, and large corrugated galvanised iron grain store shed | a | 25970 |
| 15 Guilford Street BLYTH | Blyth Post Office and Residence; Brick building, front verandah | a c | 25975 |
| 19-21 Guilford Street BLYTH | Residence, Former Lloyd Coffee House; Masonry building , wrap-around verandah | a c | 25974 |
| 5 Harley Street BLYTH | ANZ Bank (Former Bank of Adelaide); Bank building, adjacent residence and surrounding verandah | a | 25969 |
| 10 Harley Street BLYTH | Blyth Institute; Masonry building hall. Exclude lightweight lean-to to the rear of building. Exclude toilet block at rear. | a b c | 25968 |
| 18 Harley Street BLYTH | Shop (Jarvis) Former Bank; Shop/residence building, shop front openings and front verandah | a | 25967 |
| 20 Harley Street BLYTH | Blyth Hotel; Two storey hotel and verandah/balcony. Single storey 'travellers rooms' building adjacent. | a c | 25966 |
| 7 Moore Street BLYTH | Former Uniting Church; Masonry church buildings. Exclude fibrous cement transportable in rear yard | a c | 25978 |
| 15 Moore Street BLYTH | Blyth Cinema (Former Masonic Hall); Masonry building | a b c | 25971 |
| 16 Moore Street BLYTH | Former St Petri Lutheran Church; Store church building and tower | a c f | 25972 |
| South Terrace BLYTH | Blyth War Memorial; Stone obelisk | e f | 25973 |
| BLYTH | Blyth Cemetery; Cemetery headstones and reserve | a | 25837 |
| 1 Junction Street BRINKWORTH | Second Brinkworth Post Office; Masonry building | a c | 25849 |
| 1 Junction Street BRINKWORTH | Brinkworth Post Masters Residence; Masonry building | a | 25850 |
| Main Street BRINKWORTH | Brinkworth Railway Station Complex; Corrugated galvanized sheet metal clad goods shed with platform both sides; steel cargo crane; steel water tower, signage and stand; railway turntable and water standpipe. | a | 25853 |
| 35 Main Street BRINKWORTH | Former ANZ Bank / Bank of Adelaide; Bank chamber and attached residence | a | 25851 |
| 41 Main Street BRINKWORTH | Brinkworth General Store; Masonry building, verandah over footpath | a | 25848 |
| 51 Main Street BRINKWORTH | Former SS Sergeant & Son Office; Masonry building | a | 25847 |
| 59 Main Street BRINKWORTH | Brinkworth Police Station; Station building verandah, and separate masonry cells and stable/store rooms | a | 25846 |
| 61 Main Street BRINKWORTH | Former ES&A Bank and Residence; Residence, bank chamber, wrap around verandah | a | 25845 |
| 63 Main Street BRINKWORTH | Former Post Office; Whole of building, verandah over footpath and verandah to residence. | a c | 25844 |
| 74-78 Main Street BRINKWORTH | Junction Hotel; Hotel, adjacent 'sample' rooms building, footpath verandah | a c | 25843 |
| 80 Main Street BRINKWORTH | Brinkworth Soldiers Memorial Hall; Front section only | a b c | 25842 |
| 86 Main Street BRINKWORTH | Residence, Former Shop / Cool Room; Limestone structure. Exclude later lean-to additions. | a | 25841 |
| 100 Main Street BRINKWORTH | Brinkworth Uniting Church; Church and attached Sunday school buildings | a c | 25840 |
| 131 Main Street BRINKWORTH | St John's Lutheran Church; Church building | a c | 25839 |
| 133 Main Street BRINKWORTH | Former Brinkworth Catholic Church; Church, including stained glass windows | a c d | 25838 |
| Oval Avenue BRINKWORTH | Oval Pavilion; Whole of grandstand, including seating shelter and lean-to behind | a | 25856 |
| 83 Oval Avenue BRINKWORTH | Railway Cottage | a | 25854 |
| 98 Oval Avenue BRINKWORTH | Railway Cottage | a | 25855 |
| 4 South Street BRINKWORTH | Brinkworth Anglican Church; Church building | a c d | 25852 |
| BRINKWORTH | Condowie Lutheran Cemetery; Headstones and cemetery reserve | a | 25858 |
| HALBURY | Hoyleton Cemetery; Gravestones and cemetery reserve | a | 25880 |
| 12 Albert Street HAMLEY BRIDGE | St Mary's Roman Catholic Church (Our Lady of the Nativity); Church building | a c | 25859 |
| Florence Street HAMLEY BRIDGE | Hamley Bridge School; Masonry school building, masonry lean-to to front and front verandahs | c | 25870 |

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|---|---|---|---|
| 18 Gilbert Street HAMLEY BRIDGE | Uniting (Former Congregational) Church; stone church and stone additions to rear | a c | 25861 |
| 21 Gilbert Street HAMLEY BRIDGE | Hamley Bridge Bungalow; Residence | d | 25863 |
| 24 Gilbert Street HAMLEY BRIDGE | Hamley Bridge U.A.O.D Hall; Hall | a b c | 25864 |
| 26 Gilbert Street HAMLEY BRIDGE | Former Methodist Church; Church building and masonry additions to rear | a c | 25865 |
| 3 Light Street HAMLEY BRIDGE | General Store; Pair of masonry shops and verandah over footpath | a | 25871 |
| 17 Light Street HAMLEY BRIDGE | Hamley Bridge Hotel; Two storey masonry building. Exclude sheds to rear from listing, main hotel only | c | 25866 |
| 14 Makin Street HAMLEY BRIDGE | Former Hamley Bridge Masonic Hall; Stone hall, excluding concrete block additions. | a b c | 25872 |
| 31 Makin Street HAMLEY BRIDGE | St Thomas Church of England; Church | a c | 25868 |
| 55 Makin Street HAMLEY BRIDGE | House, Former Finey Residence; Residence, front verandah, entry steps and sides walls | d e | 25873 |
| 6 Railway Terrace HAMLEY BRIDGE | Hamley Bridge Police Station; Stone building, front verandah, stone cells/garage/store to rear. Exclude side lean-to addition and brick lean-to additions to rear of police station | a | 25867 |
| Stockport Road HAMLEY BRIDGE | Showground Pavilion; Whole of pavilion | a | 25874 |
| 19 Stockport Road HAMLEY BRIDGE | Hamley Bridge Villa; Residence, front verandah | d | 25862 |
| HAMLEY BRIDGE | Railway Bridge (over Light River) | a | 25876 |
| HAMLEY BRIDGE | Hamley Bridge Cemetary; Headstones and cemetery reserve | a | 25875 |
| HAMLEY BRIDGE | Railway Bridge (over Gilbert River); Piers, buttresses, steel carriageway | a | 25877 |
| HART | Hart Weighbridge; Shed, weighbridge and weights, 'Hart' sign | a | 25878 |
| Terminus Street HOYLETON | Hoyleton hotel; Hotel building and wrap-around verandah | c | 25879 |
| Terminus Street HOYLETON | Former Hoyleton School; School building, attached residence, front verandah and stone lean-to | c | 25881 |
| Barr Street LOCHIEL | Shop and Residence; Shop and verandah only | a | 25888 |
| Ellis Street LOCHIEL | Former Lochiel School; Masonry building, excluding lean-to structures | c | 25886 |
| Frances Terrace LOCHIEL | Lochiel Hall; Hall, excluding concrete block additions | a b c | 25887 |
| Frances Terrace LOCHIEL | Lochiel Community Uniting Church; Stone church, stone additions to rear | a c | 25883 |
| LOCHIEL | Lochiel Cemetery; Gravestones and cemetery reserve | a | 25885 |
| LOCHIEL | Former Treloar House and Outbuildings; Vernacular buildings | a | 25889 |
| LOCHIEL | Stone Tank / Well; Well, stone surround wall | a | 25884 |
| MOUNT TEMPLETON | St Mary of Bethany Anglican Church; Church building | a c d | 25891 |
| MOUNT TEMPLETON | Mount Templeton Peace Hall; Stone hall | a b c e | 25890 |
| 9 First Street OWEN | Former St Lukes Anglican church; Church excluding newer addition | a c | 25901 |
| Main Street OWEN | WW1 Memorial; masonry obelisk | e | 25899 |
| 2-4 Main Street OWEN | Former shops; Shops x 2 | a | 25893 |
| 2-4 Main Street OWEN | Former Tooheys Drapery Shop and residence; Shop and verandah | a | 25894 |
| 3 Main Street OWEN | Former Bank of Adelaide 1904; Bank chamber and attached residence | a | 25898 |
| 12 Main Street OWEN | Former Church of Christ 1906-1980's; Limestone church | a c | 25895 |
| 20 Main Street OWEN | Former Post Office; Rendered building including corner porches | a c | 25896 |
| 21 Main Street OWEN | Uniting (Former Methodist) Church 1908 - present; Church and attached masonry hall | a c | 25897 |
| 10 Railway Terrace OWEN | Institute Hall from 1906; Limestone and brick sections of building | a b c | 25900 |
| Second Street OWEN | Owen School 1908 to present; Red brick school building including cgi lean-to structures | c | 25892 |
| OWEN | Stone tank and trough; Tank and trough | a | 25904 |
| OWEN | Rosslyn Farm; Homestead and stone outbuildings | a | 25905 |
| OWEN | Owen Cemetery 1880-present; Cemetery | a | 25903 |
| 12 Burra Street PORT WAKEFIELD | St Alban's Hall (1905); Masonry part of building only | a c | 25917 |
| 12 Burra Street PORT WAKEFIELD | Previously St Alban's Anglican Church (1874); Whole of building | a c | 25916 |
| 15 Burra Street PORT WAKEFIELD | Former Council offices 1881; Limestone building | a c | 25915 |
| 17 Burra Street PORT WAKEFIELD | Flour Mill residence built 1875; Residence, wrap-around verandah | e | 25912 |
| 18 Burra Street PORT WAKEFIELD | Former Hospital; Limestone building and front verandah | a | 25926 |
| 23 Burra Street PORT WAKEFIELD | Port Wakefield Hotel since 1849; Two storey hotel, verandah/balcony and stone boundary wall | c | 25918 |
| Drake Crescent PORT WAKEFIELD | Salt Mine managers residence; Masonry residence, verandah and masonry boundary fence | e | 25913 |
| 25 Edward Street PORT WAKEFIELD | Catholic Church since 1879; Whole of building, rendered masonry fence and gates to Edward Street | a c | 25911 |
| 30 Edward Street PORT WAKEFIELD | Rising Sun Hotel since 1856; Two storey hotel, front verandah and balcony | c | 25925 |
| 31 Edward Street PORT WAKEFIELD | Early residence; Cottage and verandah to front | a d | 25923 |
| 31A Edward Street PORT WAKEFIELD | Former Council and CWA building; Building and verandah | a c | 25924 |
| 38 Edward Street PORT WAKEFIELD | Former bank and residence 1877; Bank building, attached residence, outbuildings and surrounding stone wall timber front fence | a e | 25922 |
| 42 Edward Street PORT WAKEFIELD | Former Post Office; masonry building, verandah, excluding posts | a c | 25919 |
| 18 Mine Street PORT WAKEFIELD | Primary School since 1878; Masonry school building and enclosed lean-to verandah; masonry portion of adjacent headmasters residence | c | 25910 |
| 21 Mine Street PORT WAKEFIELD | Uniting Church; Whole of building | a c e | 25908 |
| 21 Mine Street PORT WAKEFIELD | First Methodist Chapel in Port Wakefield 1868 | a c | 25907 |
| 41 North Street PORT WAKEFIELD | Previous Port Henry Arms Inn and stagecoach relay station 1840's; Limestone building, outbuildings, perimeter limestone boundary wall | a c | 25914 |
| Wakefield Street PORT WAKEFIELD | Former Railway refreshment room; Masonry building | a | 25920 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Wakefield Street PORT WAKEFIELD | Crane and Raised Platform associated with railway station; Goods crane and raised platform | a | 25921 |
| 2 West Street PORT WAKEFIELD | Court House Residence; Whole of stone building, including verandah to front | a | 25906 |
| Wharf Place PORT WAKEFIELD | Wharf est.1850 as Port Henry; Whole of building | a b c | 25909 |
| PORT WAKEFIELD | Former Malakhoff School; Limestone building | a c | 25928 |
| PORT WAKEFIELD | Cemetery since 1891; Headstones | a | 25930 |
| PORT WAKEFIELD | Memorial Arch; Archway and gates | e f | 25927 |
| PORT WAKEFIELD | Pareora Homestead; Dwelling and verandahs, excluding later lean-tos; Stone sheds | a | 25931 |
| 1-3 Fourth Street SNOWTOWN | Former Bank 1882; Bank building/residence, excluding later porch and entrance wall and canopy. | a | 25942 |
| 28 Fourth Street SNOWTOWN | Previous Butchery/bakery 1889; Masonry shops, verandah over footpath, attached residence | a | 25943 |
| 30 Fourth Street SNOWTOWN | Former drapery/girl guide hall; Masonry shops, excluding shopfront (currently missing) | a | 25944 |
| High Street SNOWTOWN | Catholic Church since 1936; Brick church | a c | 25933 |
| 11-13 High Street SNOWTOWN | Former bakery; Masonry shop, lean-to to side, verandah over footpath, attached residence | a | 25945 |
| Railway Terrace West SNOWTOWN | Former Railway Station and complex; Railway station | a f | 25935 |
| 1 Railway Terrace East SNOWTOWN | Former Railway house; residence and front verandah | a | 25936 |
| 17 Railway Terrace SNOWTOWN | Previous Methodist church since 1909; Stone church, excluding later concrete cgi structure to rear | a c | 25932 |
| 22-24 Railway Terrace East SNOWTOWN | Institute and Memorial Hall 1881; Whole of building | a b c f | 25937 |
| 26 Railway Terrace East SNOWTOWN | Rare cladded shed; Shed | d | 25938 |
| 32 Railway Terrace East SNOWTOWN | Snowtown Hotel since 1879; Two storey hotel, with attached single storey section, verandah/balcony | c | 25939 |
| 42 Railway Terrace East SNOWTOWN | Former Post Office; Masonry building, front verandah and hoods over windows. | a c | 25940 |
| 44-46 Railway Terrace East SNOWTOWN | Former Masonic Lodge; Hall | a b c | 25941 |
| SNOWTOWN | Hummocks Station 1860's; Homestead, barn/stables, shearing quarters/shearing shed | a | 25948 |
| SNOWTOWN | Salt Lake industrial shed; Corrugated galvanized sheet metal clad shed with metal louvres to gable section. | a | 25946 |
| SNOWTOWN | Snowtown/Condowie Cemetery since 1876; Gravestones and cemetery reserve | a | 25947 |

## Walkerville

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 1 Edwin Terrace GILBERTON | House & fence; External form, materials and detailing of the 2 storey 1870's residence including early cast iron fence. Excludes later additions and alterations. | a d e | 8424 |
| 1 Edwin Terrace GILBERTON | Former Stables; Original external form, materials and details of the former stables. | a d e | 8431 |
| 2 Edwin Terrace GILBERTON | One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandahs with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions. | a b d | 17269 |
| 3 Edwin Terrace GILBERTON | Craigmellon House & Fence; Overall form, materials and original details of the two storey 1880s residence including masonry and render wall and chimneys detail, cast iron verandahs, and masonry and cast iron fence. Excludes later alterations and additions. | a d e | 8426 |
| 4 Edwin Terrace GILBERTON | One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandahs with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions. | a b d | 8425 |
| 7 Edwin Terrace GILBERTON | External form, materials and detailing of the c.1873-4 Italianate villa and c.1880 additions; including blue stone walls with rendered quoins and surrounds and detailing, tower entrance portal, hipped roof, rendered masonry chimneys, timber joinery, cast iron and masonry front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence. | a d | 8528 |
| 9 Edwin Terrace GILBERTON | Ivanhoe House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandahs, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions. | a b d e | 8427 |
| 11 Edwin Terrace GILBERTON | External form, materials and detailing of the c.1893-4 dwelling; including sandstone walls with brick quoins and surrounds, gabled hipped roof, timber ventilators, brick chimneys, timber joinery, gabled verandah with timber posts, beams, friezes, fretwork and brackets. Excludes later additions and the low stone front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence. | a d | 8530 |
| 16 Edwin Terrace GILBERTON | External form, materials and detailing of the c.1885-7 Italianate villa and late c.1800s additions; including bluestone walls with rendered Italianate detailing, elaborate archway and pediment, hipped roof, rendered masonry chimneys, timber framed verandah, cast iron balustrading, timber joinery, cast iron and masonry front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence. | a | 8533 |
| 20 Edwin Terrace GILBERTON | Aston House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandahs, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions. | a b c d e | 8428 |
| 6 Gilbert Street GILBERTON | External form, materials and detailing of the 1883-4 cottage; including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, brick chimneys and timber joinery. Excludes later additions, verandah and front fence. | a e | 8570 |
| 10 Gilbert Street GILBERTON | External form, materials and detailing of the 1883-4 cottage; including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, c1900-1910 Federation style timber-framed verandah, brick chimneys and timber joinery. Excludes later additions and front fence. | a e | 8574 |
| 12 Gilbert Street GILBERTON | External form, materials and detailing of the 1883-4 cottage; including sandstone walls with brick quoins, surrounds and string courses, hipped and gabled roof, timber-framed convex verandah, brick chimneys and timber joinery. Excludes later additions and front fence. | a e | 8576 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 16 Gilbert Street GILBERTON | External form, materials and detailing of the 1898 cottage; including sandstone walls with brick quoins and surrounds, hipped roof, timber-framed concave verandah, brick chimneys and timber joinery. Excludes later additions and front fence. | a | 9036 |
| 19 Gilbert Street (corner Torrens Street) GILBERTON | Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandahs and the predominant roof form associated with the building. Excludes later extensions facing Torrens Street. | a c d | 8429 |
| 21 Gilbert Street (corner Torrens Street) GILBERTON | Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandahs and the predominant roof form associated with the house style. Excludes later extensions and rear alterations. | a d | 8430 |
| 66 Gilbert Street GILBERTON | External form, materials and detailing of the c.1912-13 dwelling; including rusticated sandstone walls with brick quoins and surrounds to windows and doors, plaster moulds, gabled hipped roof, timber bargeboards and finials, brick chimneys, timber joinery, corner gabled verandah with timber posts, beams, friezes and brackets. Excludes later additions and the front fence. | a d e | 8607 |
| 3 Matilda Street GILBERTON | External form, materials and detailing of the 1897 cottage; including bluestone walls with brick quoins, surrounds and string courses, brick walls, hipped roof, brick chimney and timber joinery. Excludes later additions and front fence. | a | 8614 |
| 32 Northcote Terrace GILBERTON | House and Outbuilding; External form, materials and details of the 1914 stone residence. Excludes the early timber and iron, and iron gates to Northcote Terrace. Excludes separate two-storey dwelling and later additions and alterations. | a d e | 8434 |
| off Severn Street GILBERTON | Jervis Entrance Arch; Form and detailing of arch. | a c | 8436 |
| off Severn Street GILBERTON | Suspension Bridge; Original detailing of the bridge. Excludes later footway cladding. | a c d | 8437 |
| 11 Park Terrace GILBERTON | Former Thompson Memorial Church; External form, materials and detailing of the church. Excludes later additions and alterations. | a c d e | 8435 |
| 20 Park Terrace GILBERTON | External form, materials and detailing of the c.1897-8 dwelling; including sandstone walls with rendered quoins, moulds and surrounds, gabled hipped roof, rendered masonry chimneys, timber joinery, bullnose return verandah with cast iron posts and lacework, masonry and cast iron perimeter fence and gate with rendered masonry piers. Excludes later additions. The open garden setting is important in maintaining an appropriate context and setting for the dwelling. | a d e | 8638 |
| 146 Stephen Terrace GILBERTON | External form, materials and detailing of the 1900-01 Federation villa; including sandstone walls with brick quoins and brick string coursework, gabled hipped roof, brick chimneys, timber joinery, ornate timber gable treatment and timber ventilators. Excludes later additions and the return front fence. The open garden setting is important in maintaining an appropriate context and setting for the residence. | a d e | 8657 |
| 1 Walkerville Terrace GILBERTON | Buckingham Arms Hotel; External form, materials and detailing of the hotel. Excludes later additions and alterations. | a c d f | 8438 |
| 19 Walkerville Terrace GILBERTON | Olive House ; External form, materials and detailing of the 1880's two storey residence. Excludes later additions and alterations. | a d | 8441 |
| 66 Walkerville Terrace GILBERTON | Walkerville Town Hall; Original sections of the 1893 building - excludes later alterations and additions. | a c d | 8443 |
| 3 Acacia Street MEDINDIE | External form, materials and detailing of the c.1906-7 Federation style dwelling; including sandstone walls with rendered quoins, mouldings and surrounds, hipped and gabled roof, brick chimneys, castellated bay with arched casement window and half-timbered gable infill, timber framed verandah and timber joinery. Excludes later additions and front fence. | a d | 8727 |
| 6 Acacia Street MEDINDIE | External form, materials and detailing of the two storey c.1904-5 dwelling and c.1920s additions in 'Arts & Crafts/Georgian Revival' style; including brick and cement rendered walls, hipped and gabled tiled roof, half-timbered gables, brick chimneys, alcove entrance and oriel window above and timber joinery. Excludes later additions and front fence. | a d | 8729 |
| 28 Avenel Gardens Road MEDINDIE | External form, materials and detailing of the c.1906-8 Federation villa; including sandstone walls with brick quoins, string courses and surrounds, hipped and gabled roof, brick chimneys, corner turret, prominent gable, timber framed verandahs, tiled verandah floor with slate edging and timber joinery. Excludes later additions and front fence. | a d | 8761 |
| 11-13 Briar Avenue MEDINDIE | House and garden setting; Original external form and details of the c1940 house (excluding later additions) and the garden setting. | a d e | 8444 |
| 15 Briar Avenue MEDINDIE | The Briars House; Overall form, materials and original details of the two storey 1880s residence, including colonnaded elevations, central square tower, sandstone and render wall and chimney detail. Excludes later alterations and additions. | a b d e | 8445 |
| 19 Briar Avenue MEDINDIE | External form, materials and detailing of the c.1914-15 'Arts & Crafts' bungalow; including brick walls with blue stone plinth, hipped and gabled roof, tapered rendered chimneys with terracotta pots, timber framed gables, bow windows and timber joinery. Excludes later additions and front fence. | a d e | 8772 |
| 41 Dutton Terrace MEDINDIE | External form, materials and detailing of the c.1909 Federation dwelling; including sandstone walls with brick quoins and rendered mouldings and detailing, gabled hipped roof, halftimbered gables, brick chimneys, timber framed porch, oriel window and timber joinery. Excludes later additions and front fence. | a d | 8816 |
| 46 Dutton Terrace MEDINDIE | External form, materials and detailing of the c.1915-6 dwelling; including brick walls, hipped roof, brick chimneys, timber framed verandah and timber joinery. Excludes later additions and front fence. | a d e | 8817 |
| 53 Dutton Terrace MEDINDIE | House, Garden Setting & Fence (Sunbury); Original external form and details of the c1920 house (excluding later additions), original front fence and garden setting. | a d e | 8446 |
| 15 Ettrick Avenue MEDINDIE | External form, materials and detailing of the c.1901 former stables building and the c.1920 hayloft,; including masonry walls, gabled roof, brick chimney, verandah and timber joinery. Excludes later additions, stucco render, verandah and front fence. | a b | 8832 |
| 17 Hawkers Road MEDINDIE | House (The Myrtles); Original external form, materials and detailing of the 1882/83 two storey house including the 1920's alterations. | a c d e | 8447 |
| 20 Hawkers Road MEDINDIE | Wilderness School (House); Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations. | a c d | 8448 |
| 22 Hawkers Road MEDINDIE | Wilderness School (House); Original external form, materials and detailing of the c1901 house excluding later alterations and adaptations such as the classical revival verandah. | a c d | 8449 |
| 42 Hawkers Road MEDINDIE | Wilderness School (House); Original external form, materials and detailing of the c1885 house excluding later alterations and adaptations. | a c d | 8450 |

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|---|---|---|---|
| 2 Herbert Street MEDINDIE | External form, materials and detailing of the 1879 villa; including bluestone and sandstone walls with rendered quoins, surrounds and string courses, masonry stairs leading to up to the dwelling, hipped roof, brick chimneys and timber joinery. Excludes later additions and front fence. | a e | 8855 |
| 4 Herbert Street MEDINDIE | External form, materials and detailing of the 1879 villa; including sandstone, bluestone and limestone walls with rendered quoins, surrounds and string courses, masonry stairs leading to up to the dwelling, hipped roof, brick chimneys, verandah and timber joinery. Excludes later additions and front fence. | a e | 8856 |
| 11 Northcote Terrace MEDINDIE | External form, materials and detailing of the c.1903-5 two-storey Federation dwelling; including sandstone walls with brick quoins and string courses and rendered mouldings, hipped and gabled tiled roof, brick chimneys, timber framed gables, bay window with fishscale roof, two-storey timber framed verandahs and timber joinery. Excludes later additions and front fence. | a d e | 8860 |
| 23 Northcote Terrace MEDINDIE | Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1905 house excluding later alterations and adaptations. | a c d | 8451 |
| 25 Northcote Terrace MEDINDIE | Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1894 house excluding later alterations and adaptations. | a c d | 8452 |
| 27 Northcote Terrace MEDINDIE | Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1890 house excluding later alterations and adaptations. | a c d | 8453 |
| 47 Northcote Terrace MEDINDIE | Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1900 house and later c1913 extensions, but excluding later alterations and adaptations. | a c d | 8454 |
| 53 Northcote Terrace MEDINDIE | External form, materials and detailing of the 1882-3 dwelling; including bluestone walls, rendered mouldings and surrounds, hipped roof, rendered masonry chimneys, verandah and timber joinery. Excludes later additions and front fence. | a | 8866 |
| 6 Palm Street MEDINDIE | External form, materials and detailing of the c.1905 dwelling and c.1912-13 'Arts & Crafts' remodeling; including rendered masonry walls, hipped and gabled tiled roof, rendered masonry tapered chimneys with terracotta pots, gable with timber shingles, timber framed gable windows, porch with timber lintel and timber joinery. Excludes later additions and front fence. | a d e | 8883 |
| 15 Robe Terrace MEDINDIE | House & Fence ; Original external form, materials and detailing of the large residence including walls, roof form and verandah. The listing also includes the early front fence on the Robe Terrace property boundary. Later alterations and additions to the dwelling, and the rear allotment (CT Reference 5669/3) containing outbuildings, are excluded from the listing. | a d | 8455 |
| 16 Robe Terrace MEDINDIE | House & Gates; Original external form, materials and detailing of the substantial two storey mansion including walls, roof form and verandah and early front gates. Listing includes early front fence. Any later alterations and additions are excluded. | a d e | 8456 |
| 22 Robe Terrace MEDINDIE | External form, materials and detailing of the c.1906-08 'Arts & Crafts' dwelling; including rendered masonry walls, rendered surrounds, hipped and gabled slate roof with terracotta finials, timbered gables and detailing, tapered chimneys and terracotta chimney pots, timber framed verandahs and balconies and timber joinery. The street-fronting fencing and corner entrance shelter are also included. Excludes later additions. | a d e | 17265 |
| 24 Robe Terrace MEDINDIE | External form, materials and detailing of the c.1877 Italianate villa, c.1880s additions and c. 191Os additions; including sandstone and rendered masonry walls, rendered quoins and moulded Italianate detailing, porch, hipped roof, mansard roof, chimneys and timber joinery. The front masonry plinth and cast iron fence is also included. Excludes later additions. | a | 8896 |
| 26 Robe Terrace MEDINDIE | House & Fence (St Stephens); Original external form, materials and detailing of the large residence including walls, roof form and verandah. Listing includes early front fence. Any later alterations and additions are excluded. | a d | 8458 |
| 27 Robe Terrace MEDINDIE | House & Fence (Rosemoyne); Original external form, materials and detailing of the large two storey residence including walls, roof form and projecting original chimneys. Listing includes early front fence. Excludes later front verandah and any other later alterations and additions. | a d e | 8459 |
| 28 Robe Terrace MEDINDIE | House (Ennis); Original external from, materials and detailing of the large residence including walls, roof form, verandah and projecting original chimneys. Excludes any later alterations and additions. | a d | 8460 |
| 12 The Avenue MEDINDIE | Willyama House, coach house and garden setting; Overall form, materials and original details of the single storey 1880s residence including sandstone and render wall and chimneys detail, and verandahs, and masonry and cast iron fence, entrance gates and lamps (lamps subject to further clarification). Excludes later alterations and additions. | a b d e | 8461 |
| 1 The Avenue MEDINDIE | External form, materials and detailing of the c.1900-02 Federation style dwelling; including sandstone walls with rendered quoins and mouldings, hipped and gabled roof, masonry chimneys, corner turret, castellated bay window with associated timber gable with lattice infill, timber ventilators, timber framed verandah and timber joinery. Excludes later additions and front fence. | a d | 8921 |
| 11 The Avenue MEDINDIE | External form, materials and detailing of the c.1880-1 two-storey dwelling; including sandstone walls, sandstone quoins and rendered mouldings and surrounds, hipped roof, rendered masonry chimneys, timber framed verandah and balustrading and timber joinery. Excludes later additions and front fence. | a e | 8926 |
| 1 Victoria Avenue MEDINDIE | External form, materials and detailing of the c.1910-11 Federation villa; including sandstone walls, hipped and gabled roof, sandstone 'clustered' pillar chimneys with terracotta pots, timber framed gables, verandahs with sandstone pillars and timber friezes, verandah turret with fish-scale tiling and timber joinery. Excludes later additions and front fence. | a | 8927 |
| 35 Angas Avenue VALE PARK | House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations. | a d | 8463 |
| 37 Angas Avenue VALE PARK | House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations. | a d | 8464 |
| 67 Angas Avenue VALE PARK | House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations. | a d | 8465 |
| 32 Harris Road VALE PARK | House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations. | a d | 8466 |
| 69 Lansdowne Terrace VALE PARK | House; Original external form, materials and detailing of the former gate house including face stone walls, roof form and elaborate timber barge board element. Excludes later alterations including filled in verandah elements, altered chimneys and altered window openings. | a d | 8468 |
| 71 Lansdowne Terrace VALE PARK | House; Original external form, materials and detailing of the double fronted residence. Excludes later alterations and additions including front verandah and carport. | a d | 8469 |

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|---|---|---|---|
| 105 Lansdowne Terrace VALE PARK | House; Original external form, materials and details of c1880s residence. Excludes any later alterations and additions. | a c d | 8470 |
| 3 Wallace Street VALE PARK | House; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations. | a d | 8471 |
| 11 William Road VALE PARK | House; Original external form, materials and detailing of the c1900 house excluding later alterations and adaptations. | a d | 8472 |
| Church Terrace WALKERVILLE | Belt Memorial Garden; The extent of garden reserve including the front gates and the circular memorial. | a d e | 8473 |
| 1 Church Terrace WALKERVILLE | External form, materials and detailing of the c.1903-4 former post office and residence building; including red brickwalls with rendered quoins, surrounds and courses, hipped and gabled roof, masonry gables with rendered Victorian Gothic parapet detailing with 'tudor' surrounds to ventilators and to windows and doors, bullnose profile verandah with timber framing and timber joinery. Excludes later additions, carport and fence. | a b c | 8999 |
| 39 Church Terrace WALKERVILLE | St Andrew's School, Parish Hall; The external form and materials and detailing of the church hall including face red brick walls, window openings, roof form and fleche. Excludes any later additions or alterations including the toilet block. | a c d | 8474 |
| 52 Church Terrace WALKERVILLE | Monklands House and garden setting; Overall form, materials and original details of the two storey 1880s residence including steeply pitched roofs, face stone walls and chimneys with red brick trim. Excludes later alterations and additions. | a d e | 8476 |
| 68 Church Terrace WALKERVILLE | External form, materials and detailing of the c.1902-3 dwelling with c.1910 'Arts & Crafts' additions; including red brick walls, hipped and gabled tiled roof, turned brick chimneys, half-timbered gables, verandahs, window shades and timber joinery. Excludes later additions and front fence. | a | 9047 |
| 74 Church Terrace WALKERVILLE | House; Overall external form, materials and details of the c1920 residents. Excludes any later alterations or additions and rear extensions. | a d | 8477 |
| 85 Church Terrace WALKERVILLE | External form, materials and detailing of the 1894-5 villa; including sandstone walls with brick quoins and string courses, limestone walls, hipped and gabled roof, decorative timber gables, brick chimneys, return verandah with cast iron posts, friezes, brackets and balustrading, timber joinery and staircase to front entry. Excludes later additions and front fence. | a e | 8970 |
| 1 Devonshire Street WALKERVILLE | House; Original external form, materials and detailing of the residence including walls and roof form, but excluding later alterations and additions. | a d e | 8478 |
| 20 Devonshire Street WALKERVILLE | Holmwood House; Overall form, materials and original details of the two storey 1885 residence, including details reflecting original design. Excludes later alterations and additions. | a d e | 8479 |
| 7 Fuller Court WALKERVILLE | House (The Almonds); Original external form, materials and detailing of this c1850's residence including its early additions, but excludes and recent subsequent additions or alterations. | a d e | 8480 |
| 47 Fuller Street WALKERVILLE | House; Original external form, materials and detailing of this c1850's residence, but excluding later alterations and additions. | a d | 8481 |
| 51 Fuller Street WALKERVILLE | House & former Shop; Original external form, materials and detailing of this early shop and residence, including walls and roof form. Excludes all later alterations to the rear. | a d | 8482 |
| 45 Gawler Terrace WALKERVILLE | House; Original external form, materials and detailing of this c1920s residence, including walls and roof form. Excludes all later alterations and additions, both to the side and to the rear. | a d | 8483 |
| George Street WALKERVILLE | St Andrew's School, Dove Hall; The stone and brick overall form of the building and roof form. Excludes all later alterations and additions including changes to the window configuration. | a c d | 8484 |
| 1-18/ 1 Margaret Street WALKERVILLE | Somerset Cottages; Overall form, materials and original details of the single storey row of eighteen (in two blocks of twelve and six) attached 1880s residence including face stone walls and chimneys with red brick trim and projecting gables. Excludes later alterations and additions. | a b d e | 8491 |
| Smith Street WALKERVILLE | Wesleyan Cemetery ; The extent of the cemetery reserve and includes early configuration, graves and early landscape quality including stone walls. | a c d f | 8485 |
| 17 Smith Street WALKERVILLE | Uniting Church; External form, materials and detailing of the 1912 stone building. Excludes later alterations and additions. | a c d | 8486 |
| 19-21 Smith Street WALKERVILLE | St Andrew's School Building (Kennion House); External form, materials and details of the 1920s red brick building. | a d e | 8487 |
| 26 Smith Street WALKERVILLE | House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations to the rear. | a d | 8489 |
| 28 Smith Street WALKERVILLE | House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations. | a d | 8490 |
| 22 Smith Street WALKERVILLE | St Andrew's School original building; The stone and brick overall form of the building and roof form. Listing excludes later alterations and additions. | a c d | 8488 |
| 13 St Andrews Street WALKERVILLE | External form, materials and detailing of the 1901-2 villa; including sandstone walls with brick quoins, limestone walls, gabled hipped roof, decorative timber gables, brick chimneys, return verandah with timber framing and cast iron friezes and brackets and timber joinery. Excludes later additions and front fence. | a e | 9051 |
| 22 St Andrews Street WALKERVILLE | External form, materials and detailing of the 1893-4 villa; including sandstone walls with rendered quoins and surrounds and Italianate detailing, bluestone walls, gabled hipped roof, rendered masonry chimneys, front verandah with cast iron posts, friezes and brackets, northern side verandahs with timber framing and timber joinery. Front fence section with blue stone plinth, rendered masonry capping and piers and cast-iron infill and gate. Excludes later additions and corrugated iron and steel fencing. | a | 9050 |
| 159 Stephen Terrace WALKERVILLE | Walkerville Primary School; Overall form of the main school building, the adjacent building to the east and the small stone administration building. Excludes later alterations and additions, including the lean-to attached to the administration building. | a c d | 8492 |
| 68 Walkerville Terrace WALKERVILLE | Sussex Hotel; Overall visible external elements of the 1930's upgrade facing Walkerville Terrace and Stephens Terrace, including awning and facade detailing. Excludes later alterations and additions. | a c d | 8493 |
| 75 Walkerville Terrace WALKERVILLE | Shop (Walkerville Drapers); Overall form of the original section of the shop. Listing excludes rear later extensions and altered front verandah posts. | a d | 8494 |
| 77 Walkerville Terrace WALKERVILLE | Office; Overall form of the original section of the shop. Listing excludes any rear later additions. | a d | 8495 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 84-86 Walkerville Terrace WALKERVILLE | Former Houses; Front hipped roof section of cottage and verandah form and brick chimneys. Rear hipped roof section also encouraged for retention. | a d | 8496 |
| 94 Walkerville Terrace WALKERVILLE | House; Front section of residence only. Excludes later lean-to addition and other alterations. | a d | 8497 |
| 95 Walkerville Terrace WALKERVILLE | House & Attached Shop ; Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions. | a d | 8498 |
| 99 Walkerville Terrace WALKERVILLE | Corner Shop and residence (now office); Overall form, materials and details of the shop and residence including early window configurations. Excludes later alterations and additions. | a d | 8499 |
| 100 Walkerville Terrace WALKERVILLE | Shop (Bootmakers); Overall form and detailing of the shop including verandah form and early shop front. | a d | 8500 |
| 105 Walkerville Terrace WALKERVILLE | Shop & Attached former House; Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions. | a d | 8501 |
| 109 Walkerville Terrace WALKERVILLE | Shop & Attached House (now consulting room); Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions. | a d | 8503 |
| 111 Walkerville Terrace WALKERVILLE | Shop & Attached House (now office); Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions. | a d | 8504 |
| 113 Walkerville Terrace WALKERVILLE | House (now office); Overall form, materials and original details of the residence. Excludes later alterations and additions. | a d | 8505 |
| 125 Walkerville Terrace WALKERVILLE | House; Overall form, materials and original details of the c1884 residence. Excludes later alterations and additions. | a d | 8506 |
| 163 Walkerville Terrace WALKERVILLE | House; Overall form, materials and original details of the c1890 residence. Excludes later alterations and additions. | a d | 8507 |
| 38 Warwick Street WALKERVILLE | House ; Overall form, materials and original details of the residence. Excludes later alterations and additions. | a d | 8508 |
| 46 Warwick Street WALKERVILLE | House (Clayton); Overall form, materials and original details of the two storey and single storey residence. Excludes later alterations and additions. | a d | 8509 |
| 3 Wilsden Street WALKERVILLE | External form, materials and detailing of the c.1901-2 Federation villa; including sandstone walls, brick quoins and string courses, bluestone plinth, hipped and gabled roof, brick chimneys, half-timbered gables, timber framed verandahs, window shades and timber joinery. Excludes later additions and front fence. | a d | 17233 |
| 26 Wilsden Street WALKERVILLE | House and stone outbuilding; Overall external form, materials and details of the c1920's residence and stone outbuilding (former stables). | a d | 8510 |
| 33 Wilsden Street WALKERVILLE | House; Overall external form, materials and details of the c1900 residence including the walls and roof form. Excludes later alterations. | a d | 8511 |
| 35 Wilsden Street WALKERVILLE | House; Overall external form, materials and details of the c1920's residence including the walls and roof form. Excludes later alterations. | a d | 8512 |

## Wattle Range

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| Alfred Street Rear of 51 Church Street PENOLA | House (1880s) Oswald Cottage; Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24324 |
| 4 Arthur Street PENOLA | House (c1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24325 |
| 8 Arthur Street PENOLA | Church hall (1889); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24326 |
| 13 Arthur Street PENOLA | House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24328 |
| 15 Arthur Street PENOLA | House (circ 1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24329 |
| 17 Arthur Street PENOLA | St Mary's Church (1873); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d f | 24331 |
| 19 Arthur Street PENOLA | House (c1926); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24332 |
| 20c Arthur Street PENOLA | Shop (1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24333 |
| 22 Arthur Street PENOLA | Airs Cottage House (c1861); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24334 |
| 31 Arthur Street PENOLA | St Andrews Hall (1936 & 1956); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24335 |
| 35 Arthur Street PENOLA | Maggie's House (1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24336 |
| 5 Bowden Street PENOLA | House (1869-1883); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24339 |
| 14 Bowden Street (adjacent to Park) PENOLA | Bond Store (1850s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24340 |
| 15 Bowden Street PENOLA | House (Glenrowan) (c1862); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24341 |
| Cameron Street PENOLA | McCorquindale Park (1930s-1940s), Rymill Memorial Hall (1940s) & Memorial Entrance Gates (1950s); The full allotment which incorporates the former Showgrounds, Memorial Hall and Gates excluding later additions and alterations. | a c d e | 24342 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 5 Cameron Street PENOLA | House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24343 |
| 39 Cameron Street PENOLA | House & Slab Hut (1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24344 |
| Church Street PENOLA | Town Park; The extent of the Park including all memorials and monuments. | a c e f | 24363 |
| 1 Church Street PENOLA | House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24345 |
| 3 Church Street PENOLA | House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24346 |
| 7 Church Street PENOLA | House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24347 |
| 13 Church Street PENOLA | House (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24348 |
| 21 Church Street PENOLA | House (1905); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24351 |
| 23 Church Street PENOLA | House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24352 |
| 26 Church Street PENOLA | House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24353 |
| 43-45 Church Street PENOLA | Shops (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24357 |
| 44 Church Street PENOLA | Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24358 |
| 47 Church Street PENOLA | Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24359 |
| 49 Church Street PENOLA | Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24360 |
| 51 Church Street PENOLA | Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24361 |
| 53 Church Street PENOLA | Art Gallery, (Former Saddlers) (1871); Original buildings remaining external form, materials and detailing excluding later additions and alterations | a c d | 24362 |
| 59 Church Street PENOLA | House (1933); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24364 |
| 81 Church Street PENOLA | House (c1934); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24366 |
| 100 Church Street PENOLA | House (c1898); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24367 |
| 102 Church Street PENOLA | House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24368 |
| 118 Church Street PENOLA | House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24369 |
| 130 Church Street PENOLA | House (1868); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24370 |
| 10 Clarke Street PENOLA | House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24371 |
| 15 Clarke Street PENOLA | House (1890s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24372 |
| 1 Davis Crescent PENOLA | Cottage (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24373 |
| 2 Gordon Street PENOLA | House (c1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d e | 24374 |
| 3 Jessie Street PENOLA | House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24375 |
| 11 John Street PENOLA | House ( 1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24376 |
| 14 Julian Street West PENOLA | House (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24380 |
| 16-20 Julian Street West (cnr Queen Street) PENOLA | House (1890s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24381 |
| 17 Julian Street PENOLA | House (pre 1869); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24378 |
| 21 Julian Street West PENOLA | House and fence (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24382 |
| 24 Julian Street West PENOLA | Sarah's Cottage (1870s); Original building's remaining external form, materials and detailing excluding latter additions and alterations | a d | 25521 |
| 8 Macarthur Street PENOLA | House (1869); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24384 |
| 16 Macarthur Street PENOLA | House (1871); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24385 |
| 27 Macarthur Street PENOLA | House (1869); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24386 |
| Old Cemetery Road PENOLA | Cemetery (1858); The cemetery reserve and includes early configuration, graves and early landscape elements including stone walls. | a c d f | 24387 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 5 Portland Street PENOLA | Old Convent House (1890-1900); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24388 |
| 6 Portland Street PENOLA | House (c1928); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24389 |
| 8 Portland Street PENOLA | House (c1915); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24390 |
| 14 Portland Street PENOLA | House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24391 |
| 23 Portland Street PENOLA | Coombe Cottage (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24392 |
| 29 Portland Street PENOLA | House (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24393 |
| 16 Queen Street PENOLA | House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24395 |
| 21 Queen Street PENOLA | House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24396 |
| 1 Riddoch Street PENOLA | Georgies Cottage (1870); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24398 |
| 7 Riddoch Street PENOLA | Penola Primary School (1890-1920s); Original school building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24399 |
| 17 Riddoch Street PENOLA | House (1876 &1906); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24401 |
| 22 Riddoch Street PENOLA | House & Fence (c1900); Original fence and building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24402 |
| 23 Riddoch Street PENOLA | House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24403 |
| 24 Riddoch Street PENOLA | House (mid-1880s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24404 |
| 26 Riddoch Street PENOLA | House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24405 |
| 28 Riddoch Street PENOLA | House (pre 1869); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24406 |
| 29 Riddoch Street PENOLA | House (1940s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24407 |
| 33 Riddoch Street PENOLA | House (St Helens) (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24409 |
| 34 Riddoch Street PENOLA | House (1883); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24410 |
| 42 Riddoch Street PENOLA | House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24411 |
| 54 Riddoch Street PENOLA | Former Church (c1908); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24412 |
| 56 Riddoch Street PENOLA | House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24413 |
| 58 Riddoch Street PENOLA | Tregenza Gallery (c1920); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24414 |
| 13 Robe Road PENOLA | House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24415 |
| 21 Robe Road PENOLA | House (1873); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24416 |
| 1 Scott Street PENOLA | House (c1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24418 |
| 6 Young Street PENOLA | House (1870); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24419 |
| 17 Young Street PENOLA | House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24420 |
| 23 Young Street PENOLA | House/Office (c1860); Original building's remaining external form, materials and detailing excluding later additions and alterations | a d | 24422 |
| 38 Young Street (cnr Alfred Street) PENOLA | Shop (c1905); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24423 |
| 44 Young Street PENOLA | Mothers and Babies (c1950); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d | 24424 |
| 46 Young Street PENOLA | CWA Club Rooms (1960); Original building's remaining external form, materials and detailing excluding later additions and alterations | a c d e | 24425 |

## West Torrens

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
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| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 85-87 Anzac Highway ASHFORD | Ashford House School & Fence; Extent of 1882 residence including pillared front portico, front verandahs, bay windows, face stone and brickwork, slate roof, moulded chimneys, cast iron verandah balustrading and all other original architectural details. Front fence with 4 masonry pillars, masonry and cast iron fencesections, and cast iron double gates. Remaining garden elements including 2 mature Port Jackson figs (Ficus benjamina) 1998 Heritage Survey Ref AS01 | a c d e f | 21070 |
| 85-87 Anzac Highway ASHFORD | Tree- Gum Tree Stump (rear of Ashford House); Extent and remains of gum tree stump 1998 Heritage Survey Ref AS02 | a e f | 21071 |
| 12 Tyson Street ASHFORD | Mature Oak (Querbcus robur) Tree; Tree formed original part of Ashford House gardens 2003 Heritage Review Ref Page 3 | a e f | 21120 |
| 27-29 Elston Street BROOKLYN PARK | Lockleys Junior Primary School; External form and original detailing of the 1915 school building including brick coped gable ends, tall face red brick chimneys and other original detailing. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. BP02 | a c d | 21073 |
| 23 Lipsett Terrace BROOKLYN PARK | St John Bosco Parish Centre; External form and detailing of the circa 1910 former residence including masonry walls, timber joinery, return verandah and gabled roof form. Additions to the rear (north) of the property are not included in the listing. 1998 Heritage Survey Ref. BP01 | a c | 21072 |
| 31-47 Lipsett Terrace BROOKLYN PARK | Former Salesian College buildings; 1890 structures including chapel and hall constructed in red brick with masonry and timber detailing. 2003 Heritage Review Ref. Page 10 | a c d e | 21115 |
| 112-120 Marion Road BROOKLYN PARK | Former West Torrens Council Chambers; Extent of earliest sections of building including rendered mouldings to window and door openings and parapeted frontages to Marion Road, and masonry sections of buildings behind including early chimneys, walls and other original elements. Later additions and extensions do not form part of the listing. 1998 Heritage Survey Ref. BP04 | a c d | 21075 |
| 44-50 Marshall Terrace BROOKLYN PARK | House; Overall external original form and detailing of circa 1880s residence including sandstone and bluestone walls with rendered window and door dressings, double gable form, timber door and window joinery and moulded eaves brackets and window head detail. 1998 Heritage Survey Ref. BP05 | a d | 21076 |
| 5-7 May Terrace BROOKLYN PARK | Brooklyn Park Uniting Church; Overall external form and original detailing of 1913 church including gable end detailing, arch headed windows and face red brick walls. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. BP03 | a c | 21074 |
| 407 Anzac Highway CAMDEN PARK | House & Coach House; External form and detailing of residence fronting Anzac Highway and external form and detailing of two storeyed building along rear boundary of property. 1998 Heritage Survey Ref CP01 | a d | 21077 |
| 1-35 Jenkins Street (corner Brooker Terrace) COWANDILLA | Former Cowandilla Junior Primary School; U' shaped form of painted brick former school building including timber window and door joinery, and gable ventilated to roof form. 1998 Heritage Survey Ref. CO01 | a d | 21078 |
| 180-184 Sir Donald Bradman Drive COWANDILLA | Shops; Painted masonry shops with projecting parapet detail and remaining original shopfront elements. 1998 Heritage Survey Ref. HI04 | a c | 21079 |
| 17-21 Davenport Terrace HILTON | Row Houses; External form and original materials and detailing of row of single storey masonry row houses. Later front porch additions and asbestos roof tiles are not included in the listing. 1998 Heritage Survey Ref. HI05 | a b d | 21080 |
| 81-85 Davenport Terrace (also known as 165-171 Sir Donald Bradman Drive) HILTON | Memorial Gardens and Cross; Stone memorial and plinth. 1998 Heritage Survey Ref. HI02 | a c d f | 21082 |
| 143-145 Sir Donald Bradman Drive HILTON | Theatre 62 (former Baptist Church & Hilton Soldier's Memorial Hall); Former 1872 Baptist Church with alterations and adjacent memorial hall (former Soldier's Memorial Institute). 1998 Heritage Survey Ref. HI01 | a c | 21081 |
| 45 Farnham Road KESWICK | House 'Alpine'; The overall form and detailing of the circa 1890 residence including face stone front elevation, brickwork, pediment, balustrading to parapet, verandah and verandah balustrade. 2003 Heritage Survey Ref. KE02 | a d | 21084 |
| 419-433 South Road KESWICK | Richmond Primary School; Original 1898 red brick school building fronting South Road including gable end detailing, verandah form and other original detailing. 2003 Heritage Survey Ref. KE04 | a c d | 21085 |
| 41-47 Surrey Road KESWICK | Former Keswick Child Health Centre; Circa 1940 red brick domestic scaled building, including terracotta tiled roof, brick pillared verandah and concrete window hoods. The later infill mesh panels to doors and windows and window shade blind are not included. 2003 Heritage Survey Ref. KE05 | a c | 21086 |
| 2-4 Anthus Street LOCKLEYS | Dwelling; External form and detailing of 1883 bluestone residence including verandas, gable end detailing and timber door and joinery. 2003 Heritage Review Ref Page 3 | a d e | 21116 |
| 2 Cross Street LOCKLEYS | Dwelling; External form and detailing of 1911 house including face stone and render walls, strapped timber gable end and roof gables, verandah form and timber detailing. 2003 Heritage Review Ref. Page 14 | a d | 21119 |
| 10 & 10A Cross Street LOCKLEYS | Attached Dwellings; External form and detailing of the pair of c1908 residences including masonry construction, projecting gables and central verandah, and red face brick chimney. 2003 Heritage Review Ref. Page 17 | a d | 21123 |
| 382 Henley Beach Road LOCKLEYS | House; Overall form and external detailing of circa 1910 residence including masonry walls with rendered trim, distinctive conical corner tower and return verandah. 1998 Heritage Survey Ref. LO03 | a d | 21089 |
| 4 Rowells Road LOCKLEYS | House 'Billilla'; Extent and original detailing of bluestone residence including unpainted stone and brickwork, gable ended rear bay, brick chimneys. 1998 Heritage Survey Ref. LO05 | a d e | 21090 |
| 46-48 Torrens Avenue LOCKLEYS | House; Overall external form and detailing of face bluestone residence with brick trim, timber gable end and verandah detailing. Later extensions to the north do not form part of the listing. 1998 Heritage Survey Ref. LO06 | a d | 21091 |
| 1 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 79 | a d | 9103 |
| 3 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80 | a d | 9104 |
| 5 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80 | a d | 9105 |
| 7 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80 | a d | 9106 |
| 8 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81 | a d | 9107 |
| 9 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81 | a d | 9108 |
| 10 Elm Avenue MILE END | Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81 | a d | 9109 |
| 16 Falcon Avenue MILE END | St James Anglican Church; External form, details and materials of 1901 Church. 1996 Heritage Survey Ref. Pages 82-83 | a c d | 9110 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 6-8 Henley Street 11-19 Elm Avenue MILE END | Offices; Former MTT Converter Station. External form, details and materials of 1910 structure (excluding front office addition) 1996 Heritage Survey Ref. Page 92 | a d | 9114 |
| 28-32 Henley Beach Road MILE END | Mile End Hotel; External form, details and materials of the original two storey section of hotel. 1996 Heritage Survey Ref. Pages 84-85 | a b f | 9111 |
| 147 Henley Beach Road MILE END | Former dwelling; External form, details and materials of front section of house. 1996 Heritage Survey Ref. Pages 88-89 | a d f | 9112 |
| 173 Henley Beach Road MILE END | Former service station; External form, details and original materials of front section of building. 1996 Heritage Survey Ref. Page 90 | a d | 9113 |
| 19 James Congdon Drive MILE END | Former International Harvester LTD Showroom; External form, details and materials of two storey frontage. 1996 Heritage Survey Ref. Pages 76-77 | a d | 9102 |
| 200 South Road MILE END | Holder Memorial Church; External form, details and materials of 1914-15 church. 1996 Heritage Survey Ref. Page 96-97 | a c d f | 9116 |
| 12a Victoria Street MILE END | Mile End Baptist Church; External form, details and materials of both the 1908 and 1912 sections of the church. Excluding rear hall. 1996 Heritage Survey Ref. Page 98 | a c | 9117 |
| 47-49 London Road MILE END SOUTH | Former Charlick's Mill; Multi storey brick mill complex and single storey brick section fronting London Road. Later corrugated iron and concrete sections are not included. 1998 Heritage Survey Ref. MS02 | a c d | 21095 |
| 328 Marion Road NETLEY | House 'Carlyle'; Circa 1900 residence including face stone walls, strapped gable ends, expansive roof form, brick chimneys, return verandah with timber posts and bracketing, and rear castellated wall sections. 1998 Heritage Survey Ref. NE01 | a d | 21097 |
| Birdwood Terrace McArthur Avenue NORTH PLYMPTON | Former Railway Corridor; Extent of open land of former railway reserve 1998 Heritage Survey Ref PL02 | a c f | 21098 |
| 327-329 Marion Road NORTH PLYMPTON | House 'Kandahar'; Extent of 1906 residence including picked random coursed sandstone, asymmetric form, tower, bay windows, cast iron verandah posts and trim. 1998 Heritage Survey Ref. PL07 | a c d | 21099 |
| 333 Marion Road NORTH PLYMPTON | House and Gates 'Bucklands'; Extent of 2 storey mansion including face bluestone, brick projecting prominent front chimney, 2 storey verandah with cast iron and timber trim, cast iron posts, and significant mature trees including Bunya Pines and Figs.Note - under redevelopment at Jan. 2004 gate posts have been removed, rear section including conservatory may have been demolished. 1998 Heritage Survey Ref. PL08 | a d | 21100 |
| 336 Marion Road NORTH PLYMPTON | House 'The Pines'; Remaining section of 1880 residence including recessed entrance porch and arcaded entrance elements, window detailing and plasterwork. Elements of the garden including mature Moreton Bay fig driveway from Marion Road. 1998 Heritage Survey Ref. PL09 | a d e | 21101 |
| 353 Marion Road NORTH PLYMPTON | House 'Nesfield'; Extent of substantial 1892 residence including face stone and brickwork, substantial tower with arched entrance, castellated front bay, circular access stair to tower and other detailing. Listing includes the boundary fence of brick pillars and plinth and cast iron railing. 1998 Heritage Survey Ref. PL10 | a d e f | 21102 |
| 354 Marion Road NORTH PLYMPTON | House; Circa 1880s symmetrically fronted residence with return verandah, gabled entrance porch, cast iron verandah posts and detailing, and moulded masonry chimneys. 1998 Heritage Survey Ref. PL11 | a d e | 21103 |
| 364A Marion Road (corner Mooringe Avenue) NORTH PLYMPTON | All Saints Uniting Church (former Methodist Church); Extent of 1856 rendered hall form church (including the bell tower) but excluding the later front porch and rear additions. 1998 Heritage Survey Ref. PL12 | a c d | 21104 |
| 457-489 Anzac Highway NOVAR GARDENS | Avenue of River Red Gums (Eucalyptus camaldulensis); Retention of two rows of trees planted in avenue formation that formerly lined the driveway from Anzac Highway into Cummins House. 2003 Heritage Review Ref. Page 7 | a e f | 21121 |
| 457-489 Anzac Highway NOVAR GARDENS | Olive Grove (Olea europa); Retention of rows of mature olive trees originally part of the Cummins house garden. 2003 Heritage Review Ref. Page 7 | a e f | 21122 |
| 11-13 Clayton Avenue PLYMPTON | Anglican Church of the Good Shepherd; 1920s sections of red brick church with terracotta tiled roof, original detailing and square tower. Excluding later additions. 1998 Heritage Survey Ref PL04 | a c d f | 21105 |
| 30 Long Street PLYMPTON | Multi-use hall (Hayhurst RSL Hall); Face bluestone 1902 hall with brick quoins, original window dressings and strapped gable infill. The later red brick addition to the front is not included in the listing. 1998 Heritage Survey Ref. PL05 | a c | 21106 |
| 20 Owen Street PLYMPTON | Plympton Primary School; Including 1880s bluestone school building and 1950s red brick separate structure. 1998 Heritage Survey Ref. PL03 | a c d | 21108 |
| 68 Brooker Terrace RICHMOND | St Aloysius Catholic Church; External form and detailing of 1933 red brick church including simple roof form and projecting northern bay with coping detail and eastern porch. 1998 Heritage Survey Ref RI01 | a c | 21109 |
| 71 Kingston Avenue RICHMOND | House; External form and detailing of circa 1910 bluestone house including bull-nose return verandah. 1998 Heritage Survey Ref. RI02 | a b d | 21110 |
| 32 Chapel Street THEBARTON | Dwelling; External form and original detailing of circa 1860 cottage 1996 Heritage Survey Ref Pages 47 - 48 | a d | 9089 |
| 41 Chapel Street THEBARTON | Dwelling; External form and materials of circa 1850 cottage 1996 Heritage Survey Ref Pages 47 - 48 | a b d | 9090 |
| 39 George Street THEBARTON | Wheatsheaf Hotel; External form, details and material of 1919 hotel. 1996 Heritage Survey Ref. Pages 57-58 | a c d | 9078 |
| 65-67 George Street THEBARTON | St Nicholas Greek Orthodox Church; External form, details and materials of 1959 church. 1996 Heritage Survey Ref. Pages 59 | a d | 9079 |
| 116 George Street THEBARTON | Former St John the Baptist School; External form, details and materials of 1939 frontage. 1996 Heritage Survey Ref. Page 60 | a d | 9080 |
| 12 & 12A Kintore Street THEBARTON | Dwelling; External form of c1865 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9091 |
| 28 Kintore Street THEBARTON | Dwelling; External form, detailing and original elements of c1866 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9092 |
| 30 Kintore Street THEBARTON | Dwelling; External form, gable detailing and other original materials of the c1850 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9093 |
| 38 Kintore Street THEBARTON | Dwelling; External form, detailing and elements to gable ends and verandah of c1872 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9094 |
| 42 Kintore Street THEBARTON | Dwelling; External form and detailing, particularly verandah and chimneys of c1866 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9095 |

| Property Address | Description and/or Extent of Listed Place | Section 67(1) Criteria | Heritage NR |
|---|---|---|---|
| 72 Kintore Street THEBARTON | Dwelling; Original external form of c1880 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47 | a d | 9096 |
| 114 Kintore Street THEBARTON | Kilmara Primary School convent and chapel; External form, details and materials of 1869 chapel, 1883 church and 1885 school building. 1996 Heritage Survey - Pages 64-65 | a c e f | 9082 |
| 57 Light Terrace THEBARTON | Former butcher's shop and dwelling; External form and detailing of 1891 shop original detailing of 1840s dwelling behind. Added after Review of 1996 Heritage Survey | a c d | 9097 |
| 61 Light Terrace THEBARTON | Dwelling; External form and materials of c1876 cottage. Added after Review of 1996 Heritage Survey | a d | 9098 |
| 63 Light Terrace THEBARTON | Dwelling; External form and original details (not including current verandah) of 1852 cottage. Added after Review of 1996 Heritage Survey | a d | 9099 |
| 47-49 Maria Street THEBARTON | Semi-detached dwellings; Original external form of attached c1868 cottages. 1996 Heritage Survey - refer to Thebarton Village Page 47-49 | a d e | 9129 |
| 51 Maria Street THEBARTON | Dwelling; External form, materials and details of this c1868 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47-49 | a d e | 9100 |
| 53-55 Maria Street THEBARTON | Dwelling; External form and original detailing of c1868 attached cottages. 1996 Heritage Survey - refer to Thebarton Village Page 32-33 | a d e | 9101 |
| 64 Maria Street THEBARTON | Dwelling: Barbara Hanrahan's Studio; External form, details and materials of 1920s house, excluding the side garden allotment. 1996 Heritage Survey Ref. Page 66 | c e | 9083 |
| 107 Port Road THEBARTON | Plaque: Site of Colonel Light's Cottage; Attached to wall of warehouse. Plaque only 1996 Heritage Survey Ref Page 54 | e | 9077 |
| 107 Port Road THEBARTON | Southwark Brewery Gardens; Garden strip to River Torrens. 1996 Heritage Survey Ref. Pages 67-68 | a c f | 9084 |
| 107 Port Road THEBARTON | Electric Supply Company Transformer; External form, details and materials of building housing transformer. 1996 Heritage Survey Ref. Page 61 | a d | 9135 |
| 51-57 South Road THEBARTON | West Thebarton Hotel; External form of 1880s hotel. 1996 Heritage Survey Ref. Page 46 | a c | 9085 |
| 125-133 South Road THEBARTON | Girl Guide and Scout Hall; External form, details and materials of 1939 hall 1996 Heritage Survey Ref Page 53 | c | 9076 |
| 125-133 South Road THEBARTON | Former Town Hall; Original external form, details and materials of 1885 Town Hall which remain. 1996 Heritage Survey Ref. Pages 70-71 | a c | 9086 |
| 135 South Road THEBARTON | Former Thebarton Court House and Police Station; External form, details and materials of the rendered masonry 1940 frontage to South Road and George Street. Added after Review of 1996 Heritage Survey | a c d | 9088 |
| 141 South Road THEBARTON | Queen of Angels Church; External form, details and materials of 1916 church. 1996 Heritage Survey Ref. Pages 62-63 | a c d f | 9081 |
| 35-37 Stirling Street THEBARTON | University of Adelaide, Thebarton Campus - Factory Building (former Amdel Warehouse), Compound Building (former Caretakers Residence/Office), Hedge House Building (former Laboratories), former Boiler House and Chimney; External form of 1920s structures from Fauldings use of site. 1996 Heritage Survey Ref. Pages 72-75 | a c d f | 9087 |
| 38 Ashley Street TORRENSVILLE | Grandstand, Thebarton Soldiers' Memorial Oval.; 1921 Grandstand including overall form, seating and access steps. 1996 Heritage Survey Ref Pages 99-101 | a c d | 9119 |
| 40 Ashley Street TORRENSVILLE | Thebarton Senior College (former Technical School); External form, details and materials of section of building fronting Ashley Street. 1996 Heritage Survey Ref Pages 102-104 | a c d | 9120 |
| 86 Ashley Street TORRENSVILLE | House (Albert Villa); External form, details and materials of 1890's section of house. 1996 Heritage Survey ref Pages 105-106 | a d e | 9121 |
| 1/31 & 2/31 Carlton Parade TORRENSVILLE | Attached Dwelling (former Congregational Church); External form, details and materials of the 1935 church 1996 Heritage Survey Ref Pages 107-108 | a c d | 9122 |
| 40-42 Carlton Parade TORRENSVILLE | Former Fire Station; External form, details and materials of 1917 Fire Station 1996 Heritage Survey Ref Pages 109-111 | a c d | 9123 |
| 114 Henley Beach Road TORRENSVILLE | Mile End Church of Christ; External form, details and materials of both church buildings. 1996 Heritage Survey Ref. Pages 114-115 | a c | 9118 |
| 180 Henley Beach Road TORRENSVILLE | The Royal Hotel; External form of hotel based on 1880s structure. 1996 Heritage Survey Ref. Pages 16-117 | a c | 9125 |
| 184-188 Henley Beach Road TORRENSVILLE | RW Fielder & Son District Centre; External form, details and materials of 1936 corner section of shop. 1996 Heritage Survey Ref. Page 118 | a d | 9126 |
| 194 Henley Beach Road TORRENSVILLE | Pan Aracadian Hall; External form, details and materials of the frontage to street. 1996 Heritage Survey Ref. Pages 119-120 | a c | 9127 |
| 8A Jervois Street TORRENSVILLE | Druids Hall; External form, details and materials of stone frontage to Jervois Street. 1996 Heritage Survey Ref. Pages 121-122 | a c d | 9128 |
| 68 Meyer Street TORRENSVILLE | Dwelling; External form, original details and materials of circa 1900 residence including front bay drum window, stone front elements, brick rear sections and complex roof form. 2004 Heritage Review | a d e | 21124 |
| 49 Hardys Road UNDERDALE | Outbuilding; External form, original details and materials of single storey stone and brick outbuilding. 2004 Heritage Review | a e | 21125 |
| 264 Henley Beach Road UNDERDALE | House 'Roseneath'; External form and original detailing of large circa 1880 residence including face stone walls, verandah with cast iron columns, circular turret, arched porch entrance and other original details. 1998 Heritage Survey Ref. UN01 | a d | 21113 |
| 103 Holbrooks Road UNDERDALE | Former Holbrook's Winery; Overall form of remnant cellar buildings including local field stone walls, brick coping with gable ends and red brick detailing to quoins and other openings. 1998 Heritage Survey Ref. UN02 | a b d | 21114 |
| Anzac Highway road reserve, VARIOUS SUBURBS | Avenue of Claret Ash Trees (Fraxinus raywoodii); Extends through the suburbs of Ashford, Keswick, Kurralta Park, Plympton, Camden Park and Novar Gardens 2003 Heritage Review Ref Page 3 | a e f | 21126 |

## State Heritage Places

State heritage places listed in Part 11 are a point in time reference to places that are registered (or provisionally listed) as State Heritage Places under the *Heritage Places Act 1993*. As the *Heritage Places Act 1993* operates separately to the *Planning, Development and Infrastructure Act 2016* and the Planning and Design Code, reference to the Register established under the

*Heritage Places Act 1993* (the South Australian Heritage Register) will be made to determine if a State Heritage Place exists on land forming part of a development application and the extent to which it applies. If there is any inconsistency between the Register and the State Heritage Places listed in Part 11 of the Planning and Design Code, an entry in the Register will prevail to the extent of any inconsistency.

## Adelaide

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 34 Angas Street ADELAIDE | Convent of Mercy (incorporating two former dwellings) | | 1361 |
| 214 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1502 |
| 216 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1727 |
| 220 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1728 |
| 222 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1729 |
| 224 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1730 |
| 226 Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1732 |
| 187-191 Angas Street ADELAIDE | Seven Stars Hotel | | 1501 |
| 224A Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1731 |
| 226A Angas Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1733 |
| 34 (rear) Angas Street ADELAIDE | Cunningham Memorial Catholic Chapel | | 1362 |
| 343-345 Angas Street ADELAIDE | Salvation Army Women's Hostel | | 1487 |
| ANZAC Centenary Memorial Walk, Kintore Avenue ADELAIDE | Wattle Grove WWI War Memorial (Dardanelles Campaign, also called Gallipoli Campaign) | A D | 27764 |
| Adelaide Botanic Garden Botanic Road ADELAIDE | Stone wall, Adelaide Botanic Garden | | 1551 |
| Botanic Road ADELAIDE | National Wine Centre of Australia Administration Building ['Yarrabee House'] (former Lunatic Asylum Medical Officer's Residence) and Front Fence | | 1519 |
| 34 Carrington Street ADELAIDE | Bar Chambers (former Dwelling) | | 1359 |
| 407 Carrington Street ADELAIDE | Dwelling | | 1489 |
| 409 Carrington Street ADELAIDE | Dwelling | | 1490 |
| 411 Carrington Street ADELAIDE | Dwelling | | 1491 |
| 413 Carrington Street ADELAIDE | Dwelling | | 1492 |
| 132-140 Carrington Street ADELAIDE | Dwelling | | 1504 |
| 204-218 Carrington Street ADELAIDE | Dwelling ('Albert Terrace') | | 1497 |
| 302-304 Carrington Street ADELAIDE | Dwelling | | 1498 |
| 306-308 Carrington Street ADELAIDE | Dwelling and Shop | | 1499 |
| 355-367 Carrington Street ADELAIDE | Dwelling - Terrace Houses | | 1488 |
| 416-420 Carrington Street ADELAIDE | Dwelling ('Springhill Lodge') | | 1493 |
| 228-256 Carrington Street, 7-29 Hume Lane, 1-32 RegentStN ADELAIDE | Manitoba Housing Complex | A E | 27076 |
| 23 Currie Street ADELAIDE | Former Commonwealth Bank, former Savings Bank of South Australia Head Office | | 1620 |
| 27 Currie Street ADELAIDE | Elder House Offices | | 1283 |
| 208 Currie Street ADELAIDE | Adelaide Remand Centre (former Currie Street Model School) | | 1629 |
| 247 Currie Street ADELAIDE | Dwelling & Office (former 'Darnley House' & Stables) | | 1311 |
| 1-3/ 22-24 Divett Place ADELAIDE | Divett Mews (former Goode, Durrant & Co. Stables) | | 1363 |
| 120 East Terrace ADELAIDE | House - 'Dimora', front fence and gates and southern boundary wall | | 1480 |
| 157 East Terrace ADELAIDE | Dwelling (former Duntocher, sometime Wesleyan Methodist Manse) | | 1672 |
| 10-12 (ka -14) East Terrace ADELAIDE | PJ O'Brien's (former East End Market Hotel) | | 1330 |
| 109-113 East Terrace ADELAIDE | Dwelling | | 1479 |
| 14-16 East Terrace ADELAIDE | The Oyster Bar and Offices, East End Market Buildings | | 1633 |
| 144-153 East Terrace ADELAIDE | Dwelling ('Weeroni') | | 1671 |
| 161-163 East Terrace ADELAIDE | Dwelling ('Craigweil') | | 1673 |
| 207-210 East Terrace ADELAIDE | Public Schools Club Building (former Residence of William and Lawrence Bragg, sometime Sandford House) | G | 1738 |
| 263-267 East Terrace ADELAIDE | St Corantyn Clinic (former Dwelling ('Eothen', later 'St Corantyn') & Coach House) and Wall | | 1481 |
| 276-280 East Terrace ADELAIDE | Dwelling ('Ochiltree House') | | 1482 |
| 48-51 East Terrace ADELAIDE | Former Adelaide Electric Supply Company Converter Station | | 1632 |
| 52-60 East Terrace ADELAIDE | Former Municipal Tramways Trust (MTT) No.1 Converter Station | | 1331 |
| 6-9A East Terrace ADELAIDE | Office, East End Market Buildings | | 1329 |
| 93-100 East Terrace ADELAIDE | Dwelling ('Rymill House', previously 'The Firs') including Western and Southern Boundary Walls | | 1478 |
| 26-36, 212-248, 275 & 12-22 East Terrace, Grenfell, Rundle & Union Streets ADELAIDE | Former Adelaide Fruit and Produce Exchange Facades and Shops | | 1332 |
| 53-57 Exchange Place ADELAIDE | RiAus, The Science Exchange (Former Adelaide Stock Exchange) | | 1286 |
| 170 Flinders Street ADELAIDE | Bethlehem Lutheran Church and former Day School | | 1366 |
| 2-10 Flinders Street ADELAIDE | Pilgrim Uniting (previously Stow Memorial) Church | | 1294 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 16-24 Flinders Street ADELAIDE | Multicultural SA Offices (former Stow Memorial Church Manse, former Sanatorium, later Attorney-General's Building) | | 1295 |
| 265-279 Flinders Street ADELAIDE | School of Music (former Flinders Street Primary School) | | 1367 |
| 65-69 Flinders Street ADELAIDE | Baptist Church Office - former Manse | A E | 1324 |
| 71-75 Flinders Street ADELAIDE | Flinders Street Baptist Church | | 1325 |
| 84-86 Flinders Street ADELAIDE | Observatory House Office (former Instrument Manufacturer) | | 1327 |
| Rear 65 Flinders Street ADELAIDE | Mead Hall | A E | 1326 |
| 28 Franklin Street ADELAIDE | Darling Building | | 1296 |
| 273 Franklin Street ADELAIDE | St Mary's Dominican Convent (Catholic) | | 1635 |
| 282-288 Franklin Street ADELAIDE | Greek Orthodox Church & Bell Tower | F | 1348 |
| 82-86 Franklin Street ADELAIDE | Office (former Dwelling) | | 1630 |
| Frome Road ADELAIDE | Rotunda, Adelaide Zoo | | 1559 |
| Frome Road ADELAIDE | Administration Building (former Director's Dwelling), Adelaide Zoo | | 1560 |
| Frome Road ADELAIDE | Elephant House, Adelaide Zoo | | 1561 |
| Frome Road ADELAIDE | Head Keeper's Cottage, Adelaide Zoo | | 1562 |
| Frome Road ADELAIDE | Main Gates and Walling, Adelaide Zoo | | 1563 |
| Frome Road ADELAIDE | Margaret Graham Nurses Home, Royal Adelaide Hospital | | 1373 |
| Frome Road ADELAIDE | Albert Bridge over the River Torrens [Metal Girder] | | 1687 |
| 147 Frome Street ADELAIDE | Offices (former Reid, Jay and Co. Stables and Residential Quarters) | | 1368 |
| 220 Frome Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1503 |
| 224 Frome Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 1712 |
| 226 Frome Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 20653 |
| 228 Frome Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 20654 |
| 230 Frome Street ADELAIDE | Dwelling ('Elder Mews') (former Adelaide Workmen's Homes) | | 20655 |
| Fullarton Road ADELAIDE | Grandstand, Victoria Park Racecourse | | 1689 |
| Fullarton Road ADELAIDE | Victoria Park Racecourse (North-East Precinct) | A E | 27079 |
| 18 Gaol Road ADELAIDE | Former Adelaide Gaol | | 1695 |
| Gaol Road ADELAIDE | Former Powder Magazine & Surrounding Walls, Old Adelaide Gaol | | 1694 |
| Gaol Road ADELAIDE | Former Powder Magazine Keeper's Residence, Water Tank, Toilet, Fence, Garden and Curtilage, Old Adelaide Gaol | B | 20497 |
| Gilles Arcade ADELAIDE | Facades of former Queens Theatre; Former Queen's Theatre; Royal Victoria Theatre; Horse Bazaar | | 1619 |
| 111 Gilles Street ADELAIDE | Gilles Street Primary School (1899 building only) | | 1506 |
| 188 Gilles Street ADELAIDE | Dwelling (former Beresford Arms, later Oddfellows Arms Hotel) | | 1500 |
| Goodman Crescent ADELAIDE | Memorial to Sir Thomas Elder, The University of Adelaide | E G | 1544 |
| 7 Gouger Street ADELAIDE | Jeffcott Chambers (former Supreme Court Hotel) | | 1297 |
| 182-186 Gray Street ADELAIDE | Dwelling | | 1349 |
| 188-190 Gray Street ADELAIDE | Dwelling | | 1350 |
| 18 Grenfell Street ADELAIDE | Office (former Alliance Assurance Company Building) | | 1287 |
| 22 Grenfell Street ADELAIDE | Executor Trustee Office | | 1288 |
| 73 Grenfell Street ADELAIDE | Bertram House; Bible House (former British & Foreign Bible Society Office and upstairs Hall) | | 1293 |
| 10-14 Grenfell Street ADELAIDE | Tattersalls Building | | 1272 |
| 101-107 Grenfell Street ADELAIDE | Offices (former Grenfell Street Mail Exchange, former Warehouse) | | 1290 |
| 233-235 Grenfell Street ADELAIDE | The Producers Hotel (former Old Exchange Hotel, former Producers Club Hotel) | | 1333 |
| 241-259 Grenfell Street ADELAIDE | Tandanya (former Adelaide Electric Supply Company Power Station) | | 1334 |
| 28-30 Grenfell Street ADELAIDE | Ferrari House (former Eagle Star Insurance Building) | D E | 27792 |
| 58 Grote Street ADELAIDE | Her Majesty's (previously The Opera) Theatre | | 1318 |
| 101 Grote Street ADELAIDE | Former Advanced School for Girls | | 1320 |
| 110 Grote Street ADELAIDE | Hampshire Hotel | | 1321 |
| 139 Grote Street ADELAIDE | Former Grote Street Model School & Front Boundary Wall | | 1631 |
| 238 Grote Street ADELAIDE | Dwelling | | 1351 |
| 260 Grote Street ADELAIDE | St Patrick's Catholic Church | | 1347 |
| Kaurna Country, 268 Grote Street ADELAIDE | St Patrick's Schoolhouse | A B | 28158 |
| 109-119 Grote Street ADELAIDE | Former Centre for Performing Arts (former Teachers Training School), including Northern and Western Boundary Walls | | 1322 |
| 242-248 Grote Street ADELAIDE | Dwelling | | 1352 |
| 42-46 Grote Street ADELAIDE | Metropolitan Hotel | | 1317 |
| 93-99 Grote Street ADELAIDE | Star Car Park and shops (former Vardon Price Printing Works & Warehouse) | | 1319 |
| Hackney Road ADELAIDE | Former Municipal Tramways Trust (MTT) Hackney Tram (later Bus) Depot, including the Goodman Building & Tram Barn (now the State Herbarium of South Australia), Adelaide Botanic Garden | | 1553 |
| Hackney Road ADELAIDE | Bicentennial Conservatory, Adelaide Botanic Garden | D E | 27071 |
| 89 Halifax Street ADELAIDE | Q Theatre (former Stow Memorial Church Sunday School) | | 1507 |
| 110 Halifax Street ADELAIDE | Rob Roy Hotel & Outbuilding | | 1508 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 332-340 Halifax Street ADELAIDE | Dwelling - Row Houses | | 1494 |
| 373-383 Halifax Street ADELAIDE | St John's Anglican Church | | 1495 |
| 73-79 Halifax Street ADELAIDE | Chimney Stack and former Disinfector Building of former City Destructor Complex | E | 1677 |
| 104-120 Hindley Street ADELAIDE | Former West's Coffee Palace | | 1280 |
| 222-228 Hindley Street ADELAIDE | Office (former SA Brewing Company Offices) | | 1312 |
| 41-47 Hindley Street ADELAIDE | Former John's Emporium | | 1279 |
| 49 Hindmarsh Square ADELAIDE | Royal Automobile Association Building (former YWCA Headquarters) | | 1328 |
| 33 Hurtle Square ADELAIDE | Dwelling - Darcy Lever Terrace | | 1505 |
| 35 Hurtle Square ADELAIDE | Dwelling - Darcy Lever Terrace | | 1734 |
| 37 Hurtle Square ADELAIDE | Dwelling - Darcy Lever Terrace | | 1735 |
| 39 Hurtle Square ADELAIDE | Dwelling - Darcy Lever Terrace | | 1736 |
| 22 Hutt Street ADELAIDE | Office (former Coach House of 'Rymill House', previously 'The Firs') | | 1483 |
| 56 Hutt Street ADELAIDE | Bray House | | 1369 |
| 160 Hutt Street ADELAIDE | Chianti Restaurant (former Shop) | | 1383 |
| 146-158 Hutt Street ADELAIDE | Shops (former 'Victoria Terrace' Dwellings) | | 1643 |
| 162-166 Hutt Street ADELAIDE | General Havelock Hotel and Outbuilding (former Stables) | | 1644 |
| King William Road ADELAIDE | Adelaide Festival Centre (Festival Theatre, Playhouse, Space and Amphitheatre, the Southern Plaza, and Carparking, Restaurant and Convention Facilities) | F G | 1370 |
| King William Road ADELAIDE | Pioneer Women's Memorial Garden | A F | 1684 |
| King William Road ADELAIDE | Former Torrens Training Depot, including Drill Hall and Parade Ground | A | 1686 |
| King William Road ADELAIDE | Elder Park Rotunda | | 1699 |
| King William Road ADELAIDE | Adelaide Bridge over the River Torrens [Concrete Arch] | | 1520 |
| 59 King William Street ADELAIDE | Edmund Wright House (former Bank of South Australia Head Office, later Union Bank, then ANZ Bank) | | 1616 |
| 64 King William Street ADELAIDE | Frontage of Shop (former Sands & McDougall Pty. Ltd. building) | E | 28101 |
| 81 King William Street ADELAIDE | Goodlife Health Club (former Bank of Adelaide Head Office) | | 1276 |
| 82 King William Street ADELAIDE | Quest on King William (former T&G [Australasian Temperance and General Mutual Life Assurance Society Ltd] Building) | | 1277 |
| 97 King William Street ADELAIDE | BankSA (former Savings Bank of South Australia Head Office) | | 1284 |
| 131 King William Street ADELAIDE | Electra House (former Citizens' Life Assurance Co, then Mutual Life and Citizens' Assurance Co. Ltd [MLC] and then Eastern Extension Australasia and China Telegraph Co. Building) | | 1298 |
| 308 King William Street ADELAIDE | Crown & Sceptre Hotel | | 1301 |
| 353 King William Street ADELAIDE | King's Head Hotel | | 1360 |
| 2-8 King William Street ADELAIDE | Former Westpac Bank (former Bank of New South Wales) | E | 26256 |
| 128-138 King William Street ADELAIDE | Adelaide Town Hall Complex - Comprising of Town Hall, Prince Alfred, Eagle and Gladstone Chambers | | 1622 |
| 141-159 King William Street ADELAIDE | Adelaide General Post Office (GPO), including the original 1872 building, remaining 1893 extensions, former Telephone Exchange (1907) and its 1914 extension | | 1299 |
| 142-160 King William Street ADELAIDE | Treasury on King William and Adina Apartment Hotel Adelaide Treasury (Former Treasury Building, including former Cabinet Room and Courtyard) | | 1621 |
| 19-23 King William Street ADELAIDE | Office (former AMP [Australian Mutual Provident Society] Building, former CBA) | | 1261 |
| 32-40 King William Street ADELAIDE | Beehive Corner Building | | 1273 |
| 41-49 King William Street ADELAIDE | Mayfair Hotel, CML (Colonial Mutual Life Assurance Society Ltd) Building | | 1275 |
| 42-46 King William Street ADELAIDE | Waterhouse Chambers Offices | | 1274 |
| 89-91 King William Street ADELAIDE | National Mutual Building (former Insurance Office) | | 1278 |
| Lot 610 Kintore Avenue ADELAIDE | Migration Museum (former Destitute Asylum Chapel) | | 1528 |
| Kintore Avenue ADELAIDE | Hartley Building (originally Adelaide Teachers College), The University of Adelaide | | 1524 |
| Kintore Avenue ADELAIDE | Gallery 8, Migration Museum (former Destitute Asylum Lying-in Hospital) | | 1525 |
| Kintore Avenue ADELAIDE | Migration Museum (former Destitute Asylum Female Section) | | 1526 |
| Kintore Avenue ADELAIDE | Migration Museum (former Destitute Asylum Store) | | 1527 |
| 26-28 Leigh Street ADELAIDE | State Records of South Australia Offices (former Megaw & Hogg Auction Rooms, former Warehouse) | | 1285 |
| 41 Light Square ADELAIDE | Colonel Light Hotel (sometime Heritage Hotel) | | 1307 |
| 63 Light Square ADELAIDE | Former Cobbs Restaurant | | 1308 |
| 69 Light Square ADELAIDE | Former City Mission Hall | | 1309 |
| 79 Light Square ADELAIDE | Office (former Sands & McDougall Warehouse) | | 1310 |
| Light Square ADELAIDE | Colonel William Light's Grave and Monument, Light Square | | 1628 |
| 20 Little Gilbert Street ADELAIDE | Adelaide Mosque | | 1682 |
| 1 Maud Street ADELAIDE | Dwelling ('Dunmoochin') | | 1515 |
| 10 Maxwell Street ADELAIDE | Dwelling | A | 1516 |
| 30 Moore Street ADELAIDE | St Peter's College Mission (Anglican) | | 1679 |
| 26-28 Moore Street ADELAIDE | St Mary Magdalene's Anglican Church | | 1678 |
| 17 Morialta Street ADELAIDE | Adelaide Benevolent and Strangers' Friend Society Hall | | 1302 |
| 32 North Street ADELAIDE | Former White Conduit Hotel and Outbuilding | | 1353 |
| 1 North Terrace ADELAIDE | Newmarket Hotel | | 1313 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 57 North Terrace ADELAIDE | Office (former Dwelling) | | 1314 |
| 80 North Terrace ADELAIDE | Holy Trinity Anglican Church Rectory | | 1612 |
| 87 North Terrace ADELAIDE | Holy Trinity Anglican Church | | 1611 |
| 165 North Terrace ADELAIDE | Adelaide Club Building | | 1262 |
| 170 North Terrace ADELAIDE | Former Shell House | | 1263 |
| 172 North Terrace ADELAIDE | Myer Centre (former Goldsbrough House) | | 1613 |
| 175 North Terrace ADELAIDE | Office (former Liberal Club Building) | | 1614 |
| 178 North Terrace ADELAIDE | Myer Centre (former Verco Building) | | 1615 |
| 188 North Terrace ADELAIDE | Gawler Chambers | | 1266 |
| Kaurna Country, 233-236 North Terrace ADELAIDE | Security House (formerly Kelvin Building) | A B E | 28218 |
| 237 North Terrace ADELAIDE | Scots (originally Chalmers' Free) Church [Uniting, former Free Presbyterian Church] | | 1269 |
| 254 North Terrace ADELAIDE | Grand Lodge of Freemasons Adelaide Masonic Centre | | 1270 |
| 261 North Terrace ADELAIDE | Two Storey Dwelling (An elaborately detailed classical villa) | | 1335 |
| 201-202 North Terrace ADELAIDE | The Gallerie Shopping Centre (former G & R Wills Warehouse) | | 1267 |
| 203-207 North Terrace ADELAIDE | Office (former Consulting Rooms) and former G & R Wills Warehouse | | 1268 |
| 263-264 North Terrace ADELAIDE | Office (former Dwelling) | | 1336 |
| 287-300 North Terrace ADELAIDE | Ayers House and former Coach House/Stables and Wall | | 1337 |
| 301-307 North Terrace ADELAIDE | Botanic Chambers | | 1338 |
| 308-310 North Terrace ADELAIDE | Botanic Bar (former Botanic Hotel) | | 1634 |
| 58-60 North Terrace ADELAIDE | Magoos The Club (former Dwelling) | | 1315 |
| 73-78 North Terrace ADELAIDE | Lion Arts Factory (former Fowler's Lion Grocery Factory) | | 1316 |
| Adelaide Botanic Garden North Terrace ADELAIDE | Morgue - former Dead House Dwelling | | 1552 |
| Adelaide Botanic Garden North Terrace ADELAIDE | Palm House, Adelaide Botanic Garden | | 1556 |
| Adelaide Botanic Garden North Terrace ADELAIDE | East Lodge, Adelaide Botanic Garden | | 1518 |
| North Terrace ADELAIDE | Former South Australian Institute Building, State Library of SA | | 1532 |
| North Terrace ADELAIDE | Statue of Captain Matthew Flinders, Prince Henry Gardens | G | 1533 |
| North Terrace ADELAIDE | Main Entrance Gates to Adelaide Botanic Garden | | 1550 |
| North Terrace ADELAIDE | Memorial to His Majesty King Edward VII | E | 1534 |
| North Terrace ADELAIDE | Mortlock Wing, State Library of South Australia | | 1535 |
| North Terrace ADELAIDE | South Australian Museum North Wing | | 1536 |
| North Terrace ADELAIDE | South Australian Museum (former Armoury & Archway) | | 1537 |
| North Terrace ADELAIDE | South Australian Museum (former Mounted Police Barracks) | | 1538 |
| North Terrace ADELAIDE | Art Gallery of South Australia Auditorium (former Government Supplies Store, later Military Store, sometime South Australian Archives, sometime Historical Museum) | | 1539 |
| North Terrace ADELAIDE | South Australian Museum East Wing | | 1540 |
| North Terrace ADELAIDE | Art Gallery (former National Gallery) of South Australia | | 1541 |
| North Terrace ADELAIDE | Mitchell Building, The University of Adelaide | | 1542 |
| North Terrace ADELAIDE | Memorial to Sir Walter Watson Hughes, The University of Adelaide | E G | 1543 |
| North Terrace ADELAIDE | Elder Hall, The University of Adelaide | | 1545 |
| North Terrace ADELAIDE | Bonython Hall, The University of Adelaide | | 1546 |
| North Terrace ADELAIDE | Brookman Building, University of South Australia (former School of Mines and Industries, then SA Institute of Technology) | | 1547 |
| North Terrace ADELAIDE | Adelaide Railway Station / Adelaide Casino | | 1639 |
| North Terrace ADELAIDE | Old Parliament House | | 1640 |
| North Terrace ADELAIDE | Parliament House | | 1641 |
| North Terrace ADELAIDE | Government House | | 1642 |
| North Terrace ADELAIDE | South African (Boer) War Memorial | | 1371 |
| North Terrace ADELAIDE | Statue of Venus [a copy of Antonio Canova's Venus], Prince Henry Gardens | A | 1372 |
| North Terrace ADELAIDE | National War Memorial | | 1523 |
| North Terrace ADELAIDE | Bragg Laboratories (Darling West), The University of Adelaide | | 1530 |
| North Terrace ADELAIDE | Barr Smith Library (original building only), The University of Adelaide | | 1531 |
| North Terrace ADELAIDE | Former Royal Adelaide Hospital (South-West Precinct) [including Sheridan Building (former Kiosk), Bice Building, Women's Health Centre (former Outpatients' Department), Allied Health Services Building (former Admissions and Casualty Department), McEwin Building, Former Margaret Graham Nurses' Home (State Heritage Place No 13093), remnant iron-railing fence to North Terrace, and brick boundary wall to Frome Road] | A D E F | 27070 |
| North Terrace ADELAIDE | Robert Burns Monument | A E F | 26337 |
| North Terrace ADELAIDE | Sir Samuel James Way Monument | A E G | 26341 |
| Park Lands ADELAIDE | Museum of Economic Botany, Adelaide Botanic Garden | | 1554 |
| Park Lands ADELAIDE | Simpson Kiosk, Adelaide Botanic Garden | | 1555 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Park Lands ADELAIDE | Boy and Serpent Fountain, Economic Garden, Adelaide Botanic Garden | | 1557 |
| Park Lands ADELAIDE | Torrens Weir (Weir No. 1), Adelaide | | 1683 |
| Park Lands ADELAIDE | Western Yard Entrance ('Wye') Signal Cabin, Adelaide Railway Station Yard | | 1693 |
| Park Lands ADELAIDE | Railway Bridge over River Torrens | | 1696 |
| Park Lands, Victoria Drive ADELAIDE | The University of Adelaide Footbridge [Metal Arch] | | 1685 |
| 19 Pirie Street ADELAIDE | Queen's Chambers | | 1623 |
| 25 Pirie Street ADELAIDE | Old Methodist Meeting Hall | | 1289 |
| Kaurna Country, 33-33B Pirie Street ADELAIDE | Epworth Building | G | 28466 |
| 89 Pirie Street ADELAIDE | Darlington House Offices (former People's Palace, former German Club) | | 1291 |
| 261-269 Pirie Street ADELAIDE | Tivoli Hotel (including former Ballroom) | B | 20890 |
| Plane Tree Drive ADELAIDE | Dwelling - North Lodge (former Head Gardener's Cottage), Adelaide Botanic Garden | | 1558 |
| 15-27 Pulteney Street ADELAIDE | Dwelling ('Ruthven Mansions') | | 1271 |
| 55 Rundle Mall ADELAIDE | Shop (former Young's Shoe Store) | | 1281 |
| 74 Rundle Mall ADELAIDE | Shops (former Balfour's Shop and Cafe) | F | 1711 |
| 101-109 Rundle Mall ADELAIDE | Regent Theatre Facade | | 1617 |
| 111-117 Rundle Mall ADELAIDE | Adelaide Arcade and Gays Arcade | | 1618 |
| 135-139 Rundle Mall ADELAIDE | Shops, Rundle Mall, Adelaide Branch (former Bank) | | 1282 |
| 150-154 Rundle Mall ADELAIDE | Office & Shop | | 1705 |
| 299 Rundle Street ADELAIDE | Stag Hotel | | 1344 |
| Kaurna Country, 187 - 195 Rundle Street ADELAIDE | Malcolm Reid's Emporium | | 28475 |
| 187-195 Rundle Street ADELAIDE | Facade of Malcolm Reid's Emporium | | 1339 |
| 197-203 Rundle Street ADELAIDE | Shops adjoining the Austral Hotel, including Outhouses | | 1340 |
| 205-207 Rundle Street ADELAIDE | Austral Hotel | | 1341 |
| 228-240 Rundle Street ADELAIDE | Tavistock Building | | 1342 |
| 288A-290 Rundle Street ADELAIDE | Former Butchers Shop | | 1343 |
| 17 Ruthven Avenue ADELAIDE | Office (former Dwelling) | | 1356 |
| 18 Ruthven Avenue ADELAIDE | Office (former Dwelling) | | 1357 |
| 10-12 and 14-16 Ruthven Avenue ADELAIDE | Office (former Dwelling) | | 1355 |
| 11 and 15 Ruthven Avenue ADELAIDE | Dwelling | | 1354 |
| 97 South Terrace ADELAIDE | Office (former Dwelling - Draper Memorial Methodist Church Manse) | | 1510 |
| 141 South Terrace ADELAIDE | Dwelling | | 1513 |
| 142 South Terrace ADELAIDE | Office (former Dwelling) | | 1512 |
| 143-144 South Terrace ADELAIDE | Office (former Dwelling) | | 1511 |
| 239 South Terrace ADELAIDE | Adelaide City Park Motel (former Green Dragon Hotel) | | 1676 |
| 360 South Terrace ADELAIDE | St Andrew's Hospital (former Dwelling 'Waverley'), Wall and Former Coach House | | 1675 |
| 378 South Terrace ADELAIDE | Dwelling | | 1484 |
| 261-265 South Terrace ADELAIDE | Deaf and Dumb Institute; Former Royal South Australian Deaf Society Headquarters | | 1496 |
| 284-286 South Terrace ADELAIDE | Magarey House | G | 26488 |
| South Terrace ADELAIDE | Shelter Shed, Princess Elizabeth Children's Playground | A B | 26986 |
| 10-14 St Johns Street ADELAIDE | St John's Church Hall and Rectory | E | 1674 |
| 145 Sturt Street ADELAIDE | Eating House (former Shop & Dwelling) | | 1680 |
| 55 Symonds Place ADELAIDE | Dwelling | | 1509 |
| 5-9 Synagogue Place ADELAIDE | Mary's Poppin (former Jewish Synagogue) | | 1345 |
| Victoria Drive ADELAIDE | Mitchell Gates and Victoria Drive and Frome Road Fences, The University of Adelaide and University of South Australia | | 1548 |
| Victoria Drive ADELAIDE | Union Building Group, The University of Adelaide (including the Lady Symon Building, the George Murray Building, the Cloisters, the Western Annexe and the multi-level Union House) | E G | 1529 |
| Victoria Drive ADELAIDE | Former Torrens Lake Police Station | A B | 26982 |
| 181-191 Victoria Square ADELAIDE | Beacon House (former MLC [Mutual Life and Citizens' Assurance Company Ltd] Building) | | 1303 |
| 182-188 Victoria Square ADELAIDE | Reserve Bank of Australia | D | 1304 |
| 199-201 Victoria Square ADELAIDE | Office (Facade of former SA Harbors Board Building) | | 1305 |
| 202-220 Victoria Square ADELAIDE | Torrens Building | | 1624 |
| 241-259 Victoria Square ADELAIDE | Sir Samuel Way Building (former Charles Moore Department Store) | | 1625 |
| Victoria Square ADELAIDE | John McDouall Stuart Monument | A E G | 26339 |
| Victoria Square ADELAIDE | Captain Charles Sturt Monument | A E G | 26338 |
| Victoria Square ADELAIDE | John Dowie's Three Rivers Fountain | E G | 26252 |
| Victoria Square ADELAIDE | Charles Cameron Kingston Monument | A E G | 26340 |
| Victoria Square ADELAIDE | Statue of Queen Victoria | E G | 26253 |
| Victoria Square, 1 Angas Street ADELAIDE | Magistrate's Court (former Police Courthouse, former Supreme Court) | | 1627 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 241-299 Victoria Square, corner of Gouger Street ADELAIDE | Supreme Court (former Local and Insolvency Court) | | 1626 |
| 241-259 Victoria Square, corner of King William Street ADELAIDE | Local and District Court (former Police Court) | | 1300 |
| 339 Wakefield Street ADELAIDE | Dwelling ('Cartref') | | 1486 |
| 214 Wakefield Street ADELAIDE | Christian Brothers College (CBC) - Brothers House and Hurley Wing (originally Dormitory/Gymnasium wing) [External load-bearing walls only] | | 1638 |
| 221 Wakefield Street ADELAIDE | Office (former Our Boys Institute Building) [facade only] | | 1365 |
| 329 Wakefield Street ADELAIDE | Dwelling ('Carhayes') | | 1485 |
| 11-19 Wakefield Street ADELAIDE | St Francis Xavier's Catholic Cathedral | | 1306 |
| 31-33 Wakefield Street ADELAIDE | Fennescey House Offices | | 1637 |
| 81-129 Wakefield Street ADELAIDE | Adelaide Fire Station | E | 27078 |
| 82-96 Wakefield Street ADELAIDE | Office (former Menz Biscuit Factory) | | 1364 |
| 205 Waymouth Street ADELAIDE | Cumberland Arms Hotel | | 1358 |
| 47-49 Waymouth Street ADELAIDE | Woodards House | E | 26326 |
| 91-100 West Terrace ADELAIDE | Archbishop's House - Catholic (formerly known as Bishop's Palace), Fence and Outbuilding | | 1636 |
| West Terrace ADELAIDE | West Terrace Cemetery Catholic (John Smyth Memorial) Chapel | | 1690 |
| West Terrace ADELAIDE | West Terrace Cemetery | | 1691 |
| West Terrace ADELAIDE | Adelaide High School (formerly Adelaide Boys High School) 1951 building only and Observatory Site | | 1692 |
| 70 Whitmore Square ADELAIDE | Salvation Army Hostel (former Bushmen's Club) | | 1681 |
| 21-29 Whitmore Square ADELAIDE | St Luke's Anglican Church | | 1514 |
| 254-256 Wright Street ADELAIDE | Prince Albert Hotel | | 1517 |
| 54-60 Wyatt Street ADELAIDE | Former Adelaide Brewery | | 1292 |
| 25-29 Young Street ADELAIDE | Young Street Chambers (former William Detmold Ltd, later Spicers Australia Warehouse), including Delivery Area | | 1323 |
| 62 Archer Street NORTH ADELAIDE | Dwelling - Bohm Terrace | | 1427 |
| 63 Archer Street NORTH ADELAIDE | North Adelaide Police Station Building | | 1739 |
| 64 Archer Street NORTH ADELAIDE | Dwelling - Bohm Terrace | | 20889 |
| 66 Archer Street NORTH ADELAIDE | Dwelling - Bohm Terrace | | 20888 |
| 68 Archer Street NORTH ADELAIDE | Dwelling - Bohm Terrace | | 20887 |
| 74 Archer Street NORTH ADELAIDE | Dwelling - Dolphin Terrace | | 1428 |
| 76 Archer Street NORTH ADELAIDE | Dwelling - Dolphin Terrace | | 20891 |
| 78 Archer Street NORTH ADELAIDE | Dwelling - Dolphin Terrace | | 20886 |
| 84 Archer Street NORTH ADELAIDE | Former Blind Welfare Institute (former Wesleyan Methodist Church Hall) | | 1429 |
| 33-37 Archer Street NORTH ADELAIDE | Dwelling | | 1426 |
| 61-69 Archer Street NORTH ADELAIDE | North Adelaide Police Station red brick residence, cell block and walled yard | A G | 20892 |
| 24 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1384 |
| 40 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1386 |
| 62 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1388 |
| 78 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1391 |
| 110 Barnard Street NORTH ADELAIDE | Dwelling | E | 1392 |
| 34-36 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1385 |
| 48-52 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1387 |
| 66-68 Barnard Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1390 |
| 73-79 Barnard Street NORTH ADELAIDE | Calvary Hospital Chapel (Catholic) | | 1389 |
| 149 Barton Terrace NORTH ADELAIDE | Dwelling (former Queen's School, later Queen's College) | | 1393 |
| 8-16 Bower Street NORTH ADELAIDE | Dwelling - Bower Cottages | | 1669 |
| 7-17 Bower Street NORTH ADELAIDE | Dwelling - Bower Cottages | | 1668 |
| 21-29 Brougham Court NORTH ADELAIDE | Dwelling (former Ebenezer Baptist Chapel) | | 1448 |
| 9 Brougham Place NORTH ADELAIDE | Dwelling ('Taylor House') | | 1438 |
| 39 Brougham Place NORTH ADELAIDE | Lincoln College (former Rymill family Dwelling) | | 1656 |
| 45 Brougham Place NORTH ADELAIDE | Lincoln College (former Milne family Dwelling) | | 1657 |
| 49 Brougham Place NORTH ADELAIDE | Dwelling ('Brougham House') & former Stable | | 1658 |
| 222 Brougham Place NORTH ADELAIDE | Dwelling | | 1461 |
| 225 Brougham Place NORTH ADELAIDE | Dwelling | | 1462 |
| 5-7 Brougham Place NORTH ADELAIDE | Dwelling built for Charles H Goode | | 1437 |
| 196-210 Brougham Place NORTH ADELAIDE | Brougham Place Uniting Church (former North Adelaide Congregational Church) | | 1460 |
| 28-33 Brougham Place NORTH ADELAIDE | Lincoln College (former Dwelling) | | 1655 |
| 28-33 Brougham Place NORTH ADELAIDE | Lincoln College East Building (former Baker family Dwelling) | | 1440 |
| 71-74 Brougham Place NORTH ADELAIDE | Dwelling ('Belmont') (former Masonic Hall) | | 1415 |
| 75-78 Brougham Place NORTH ADELAIDE | Dwelling ('Kingsmead House') | | 1416 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 24 Brougham Place, and Lot 101 Ward Street NORTH ADELAIDE | Dwelling and Domestic Outbuilding - St Margaret's and Stable (former) | | 1439 |
| 126 Buxton Street NORTH ADELAIDE | St Laurence's Catholic Church | | 1645 |
| 134 Buxton Street NORTH ADELAIDE | St Laurence's Catholic Priory | | 1646 |
| 67-75 Buxton Street NORTH ADELAIDE | Dwelling ('Buxton Manor') and Fence | | 1394 |
| corner of O'Connell Street and Barton Terrace NORTH ADELAIDE | North Adelaide Service Reservoir | A E | 27696 |
| 88 Finniss Street NORTH ADELAIDE | Dwelling ('Buffalo Cottage') | | 1476 |
| 1-3 Finniss Street NORTH ADELAIDE | Shop & Dwellings | | 1473 |
| 42-44 Finniss Street NORTH ADELAIDE | Dwelling | | 1474 |
| 58-60 Finniss Street NORTH ADELAIDE | British Hotel | | 1475 |
| 12-22 George Street NORTH ADELAIDE | Former Steam Sawmill (sometime hat factory) | | 1430 |
| 87-93 Gover Street NORTH ADELAIDE | Dwellings and Domestic Outbuildings | | 1431 |
| 147-159 Hill Street NORTH ADELAIDE | Dwelling | | 1396 |
| 76-78 Hill Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1395 |
| 11 Jeffcott Street NORTH ADELAIDE | Carclew' (former Dwelling), Fence and Outbuildings | | 1652 |
| 81 Jeffcott Street NORTH ADELAIDE | Former Christ Church School and Outbuilding | | 1417 |
| 125 Jeffcott Street NORTH ADELAIDE | Woodlands Apartments | E | 26325 |
| 168 Jeffcott Street NORTH ADELAIDE | Dwelling | | 1406 |
| 240 Jeffcott Street NORTH ADELAIDE | Greenhill Galleries (former Dwelling) | | 1647 |
| 104-118 Jeffcott Street NORTH ADELAIDE | Lutheran Seminary, Hebart Hall (former Whinham College, sometime Angas College, sometime Immanuel College) and Front Boundary Wall | | 1651 |
| 78 Jerningham Street NORTH ADELAIDE | Dwelling | | 1670 |
| 150 Kermode Street NORTH ADELAIDE | Former North Adelaide Church of Christ | | 1451 |
| 155 Kermode Street NORTH ADELAIDE | Dwelling (former Creveen Girls School) | | 1452 |
| 117-119 Kermode Street NORTH ADELAIDE | Queen's Head Hotel | | 1450 |
| 41-49 Kermode Street NORTH ADELAIDE | Cathedral Hotel | | 1449 |
| 58 King William Road NORTH ADELAIDE | Allan Campbell Building, Adelaide Children's Hospital | | 1663 |
| 70 King William Road NORTH ADELAIDE | Angas Building, Adelaide Children's Hospital | | 1664 |
| 1-19 King William Road NORTH ADELAIDE | St Peter's Anglican Cathedral | | 1453 |
| 14-20 King William Road NORTH ADELAIDE | Anglican Church Office (former St Barnabas Theological College Building) | | 1454 |
| Angas Garden King William Road NORTH ADELAIDE | Memorial to GF and JH Angas | G | 1521 |
| Pennington Garden King William Road NORTH ADELAIDE | Women's War Memorial Garden, Cross of Sacrifice and Stone of Remembrance | F | 1522 |
| King William Road NORTH ADELAIDE | Memorial to Captain Sir Ross Smith, Creswell Gardens | G | 1700 |
| 126-133 Kingston Terrace NORTH ADELAIDE | Dwelling ('Nurney House'), including Loggia, Garden, Sheds, Laundry, Garage and Boundary Walls to Kingston Terrace and Stanley Street | | 1667 |
| 51-60 Kingston Terrace NORTH ADELAIDE | Dwellings (former 'Lady Ayers Homes') | | 1465 |
| 21-25 Lefevre Terrace NORTH ADELAIDE | North Adelaide Private Hospital | | 1441 |
| 58-60 Lefevre Terrace NORTH ADELAIDE | Dwelling | | 1442 |
| 62-63 Lefevre Terrace NORTH ADELAIDE | Dwelling | | 1443 |
| 64-66 Lefevre Terrace NORTH ADELAIDE | Dwelling | | 1444 |
| 68-70 Lefevre Terrace NORTH ADELAIDE | Dwelling | | 1445 |
| 91-95 Lefevre Terrace NORTH ADELAIDE | Dwelling | | 1446 |
| 97-99 Lefevre Terrace NORTH ADELAIDE | Dwellings & Stables | | 1447 |
| 32 MacKinnon Parade NORTH ADELAIDE | Dwelling | | 1468 |
| 6-18 MacKinnon Parade NORTH ADELAIDE | Dwellings | | 1467 |
| 1-5 MacKinnon Parade NORTH ADELAIDE | Dwellings | | 1466 |
| 176-180 MacKinnon Parade NORTH ADELAIDE | Mayo House | | 1477 |
| 111-124 MacKinnon Parade. 51 Finniss Street NORTH ADELAIDE | Kathleen Lumley College including Amenities Wing, Residential Wing, Master's Residence, Central and Front Gardens, Transformer Building, Southern Boundary Walls and Gates | E G | 26031 |
| Mann Terrace NORTH ADELAIDE | Mann Terrace Olive Plantation | | 1688 |
| 157 Melbourne Street NORTH ADELAIDE | ANZ Bank North Adelaide Branch (former Shop) | | 1378 |
| 219 Melbourne Street NORTH ADELAIDE | Dwelling and Front Fence | | 1381 |
| 179-181(rear) Melbourne Street NORTH ADELAIDE | Office (former Malt House of Old Lion Brewery) | | 1380 |
| 283-291 Melbourne Street NORTH ADELAIDE | Dwelling ('Deepacres' Apartments) and Garage at rear | | 1382 |
| 70 (rear) Melbourne Street NORTH ADELAIDE | St Cyprian's Church Hall (Former St Cyprian's Day School) | A | 1726 |
| 70-72 Melbourne Street NORTH ADELAIDE | St Cyprian's Anglican Church | | 1377 |
| 161-175 Melbourne Street, and 19 Jerningham Street NORTH ADELAIDE | The Lion Hotel (former Old Lion Brewery, Chimney & Hotel) | | 1379 |
| 84 Mills Terrace NORTH ADELAIDE | Dwelling ('Sidegarth') | | 1398 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 46-50 Mills Terrace NORTH ADELAIDE | Dwelling ('St Helen's') and Coach House | | 1397 |
| 11-11A Molesworth Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1399 |
| 127-129 Molesworth Street NORTH ADELAIDE | St Dominic's Priory College (Church of the Perpetual Adoration and Chapter House) | | 1404 |
| 27-29 Molesworth Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1400 |
| 37-41 Molesworth Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1401 |
| 51-53 Molesworth Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1402 |
| 65 & 67 Molesworth Street NORTH ADELAIDE | Dwelling within City Land Investment Company subdivision | | 1403 |
| Montefiore Hill NORTH ADELAIDE | Light's Vision and Memorial to Colonel William Light | G | 1704 |
| 101-109 O'Connell Street NORTH ADELAIDE | Oxford Hotel & National Australia Bank North Adelaide Branch | | 1375 |
| 181-189 O'Connell Street NORTH ADELAIDE | Piccadilly (sometime Forum) Cinema | | 1376 |
| 56 - 60 O'Connell Street NORTH ADELAIDE | Archer (former Huntsman) Hotel | | 1374 |
| 26 Palmer Place NORTH ADELAIDE | Dwelling ('Walkley House') designed by Robin Boyd in the International Style | | 1418 |
| 35 Palmer Place NORTH ADELAIDE | Christ Church Rectory (Anglican) | | 20677 |
| 58 Palmer Place NORTH ADELAIDE | Dwelling ('Duncraig') & Stables | | 1420 |
| 95 Palmer Place NORTH ADELAIDE | Office (former Adelaide Kindergarten Training College, former Dwelling) and front fence | | 1455 |
| 1-25 Palmer Place NORTH ADELAIDE | Aquinas College (former Dwellings 'Montefiore' and 'Roche House' only) | | 533 |
| 36-40 Palmer Place NORTH ADELAIDE | Christ Church (Anglican), North Adelaide | | 1653 |
| 41-50 Palmer Place NORTH ADELAIDE | Bishop's Court & Former Stables | | 1419 |
| 51-54 Palmer Place NORTH ADELAIDE | College of Surgeons Building (former Dwelling) | | 1654 |
| Park Lands NORTH ADELAIDE | Adelaide Oval Scoreboard | | 1702 |
| Park Lands NORTH ADELAIDE | The George Giffen, Sir Edwin Smith & Mostyn Evan Grandstands, Adelaide Oval | | 1703 |
| Pennington Garden West NORTH ADELAIDE | Statue of Hercules | A | 1701 |
| 41 Pennington Terrace NORTH ADELAIDE | Quaker (Society of Friends) Meeting House (A prefabricated 'Manning' House) | | 1456 |
| 55 Pennington Terrace NORTH ADELAIDE | Hawker House (former Dwelling), St Mark's College | | 1661 |
| 64 Pennington Terrace NORTH ADELAIDE | Correspondence School (former Dwelling) | | 1458 |
| 43-44 Pennington Terrace NORTH ADELAIDE | Walkley Cottage (originally Henry Watson's House), St Mark's College [modified 'Manning' House] | | 1457 |
| 45-48 Pennington Terrace NORTH ADELAIDE | Downer House' (former Dwelling), St Mark's College | | 1659 |
| 56-60 Pennington Terrace NORTH ADELAIDE | Dwelling (Former Girls Friendly Society Hostel) | | 1662 |
| 43-44 Pennington Terrace, 61-113 Kermode Street NORTH ADELAIDE | Master's Lodge (Grenfell Price Lodge), St Mark's College | | 1660 |
| 1-10 Sir Edwin Smith Avenue NORTH ADELAIDE | Memorial Hospital (former dwellings 'The Avenues' and 'Leahurst') and cast iron fence and stone walling along Sir Edwin Smith Avenue and Pennington Terrace | | 1459 |
| 53 Stanley Street NORTH ADELAIDE | Dwelling | | 1469 |
| 82 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1725 |
| 84 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1724 |
| 86 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1722 |
| 88 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1721 |
| 90 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1719 |
| 92 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1718 |
| 94 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1717 |
| 96 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1715 |
| 98 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1714 |
| 100 Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1470 |
| 178 Stanley Street NORTH ADELAIDE | Dwelling (former home of G E Fulton) | | 1665 |
| 219 Stanley Street NORTH ADELAIDE | Dwelling ('Admaston', originally 'Strelda') | | 1463 |
| 229 Stanley Street NORTH ADELAIDE | Dwelling ('Sunnyside') | | 1464 |
| 102-120 Stanley Street NORTH ADELAIDE | Dwellings (former Adelaide Benevolent and Strangers' Friend Society Houses) | | 1471 |
| 109-113 Stanley Street NORTH ADELAIDE | Dwelling | | 1472 |
| 222-230 Stanley Street NORTH ADELAIDE | Dwelling ('St Andrews'), including Coach House and fence | | 1666 |
| 23-27 Stanley Street NORTH ADELAIDE | The Kentish Hotel | | 1709 |
| 84A Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1723 |
| 88A Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1720 |
| 94A Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1716 |
| 98A Stanley Street NORTH ADELAIDE | Dwelling ('Dean Marryat Homes') | | 1713 |
| 58 Strangways Terrace NORTH ADELAIDE | Dwelling (former 'Paramatta Villa') | | 1422 |
| 125 Strangways Terrace NORTH ADELAIDE | former ADS Channel 10 - previously Channel 7 (former Dwelling) | | 1405 |
| 53-56 Strangways Terrace NORTH ADELAIDE | Dwelling | | 1421 |
| 17 Tynte Street NORTH ADELAIDE | Dwelling | | 1432 |
| 82 Tynte Street NORTH ADELAIDE | Fire Station Inn (former North Adelaide Fire Station, former Shop & Dwelling) | | 1435 |
| 141 Tynte Street NORTH ADELAIDE | Former Friendly Societies Hall | | 1409 |
| 142 Tynte Street NORTH ADELAIDE | Restaurant (former North Adelaide Baptist Manse) | | 1410 |

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|---|---|---|---|
| 150 Tynte Street NORTH ADELAIDE | North Adelaide Baptist Church Hall, former School Rooms and Front Fence | | 1411 |
| 180 Tynte Street NORTH ADELAIDE | Office (former Temperance Hall) | | 1414 |
| 195 Tynte Street NORTH ADELAIDE | Barker Kindergarten | | 1650 |
| 134-140 Tynte Street NORTH ADELAIDE | Shops (former Dwellings) | | 1649 |
| 154-156 Tynte Street NORTH ADELAIDE | North Adelaide Baptist Church, former Stables and Fence | | 1412 |
| 166-176 Tynte Street NORTH ADELAIDE | North Adelaide Institute, Hall and Post Office | | 1413 |
| 54-60 Tynte Street NORTH ADELAIDE | Perryman's Bakery Shop & Dwellings | | 1433 |
| 62-80 Tynte Street NORTH ADELAIDE | North Adelaide Primary School including Former Shelter Shed and Western and Northern Sections of Boundary Wall | | 1434 |
| Creswell Gardens War Memorial Drive NORTH ADELAIDE | War Memorial Oak | F G | 26487 |
| War Memorial Drive NORTH ADELAIDE | North Adelaide Railway Station [The associated Signal Cabin was destroyed by fire c1990] | | 1697 |
| War Memorial Drive NORTH ADELAIDE | University of Adelaide Grandstand | A D | 26980 |
| 178 Ward Street NORTH ADELAIDE | Dwelling ('Gable House') | | 1423 |
| 299 Ward Street NORTH ADELAIDE | Office (former Coach House & Stables) | | 1424 |
| 285-291 Ward Street NORTH ADELAIDE | Dwelling (former Stables) | | 1737 |
| 301-303 Ward Street NORTH ADELAIDE | Dwelling | | 1425 |
| 2 Wellington Square NORTH ADELAIDE | Two Storey Shop and Dwelling | | 1407 |
| 34-38 Wellington Square NORTH ADELAIDE | Wellington Hotel | | 1408 |
| 62-80 Wellington Square NORTH ADELAIDE | Studio 9 (former North Adelaide Primitive Methodist Church) | | 1648 |
| 16 William Buik Court NORTH ADELAIDE | Dwelling (Former Adelaide & Suburban Tramway Company Administration Office) | A | 1436 |

## Adelaide Hills

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Arbury Park Road ALDGATE | Dwelling ('Raywood', previously 'Arbury Park') | | 15153 |
| Arbury Park Road ALDGATE | Raywood (previously Arbury Park) Garden, Chapel, Driveway and Gates | B G | 17272 |
| 160 Mount Barker Road ALDGATE | Marbury School, including Main House (former dwelling 'Wairoa'), & Guesthouse, Stables, Garden, Gatehouse and Gates | | 15151 |
| 1 Strathalbyn Road ALDGATE | Aldgate Pump Hotel | | 15019 |
| 2 Strathalbyn Road ALDGATE | Aldgate Crafts Shop | | 15152 |
| 152 Beaumont Road BALHANNAH | The Pines' Complex | | 17277 |
| Grasby Road BALHANNAH | Dwelling ('The Folly') | | 15261 |
| Grasby Road BALHANNAH | Former Glengyle Jam Factory, including Factory Building and Stable | | 15262 |
| Greenhill Road BALHANNAH | Former Balhannah Copper/Bismuth/Gold Mine, including Boiler House, Engine House, Crusher House and Chimney | | 15259 |
| 36 Junction Road BALHANNAH | Dwelling - former Balhannah Railway Station Master's house | | 20672 |
| Junction Road BALHANNAH | Balhannah Railway Station and Signal Cabin | | 15251 |
| Mattners Road BALHANNAH | Willow Springs Station | | 17274 |
| 129 Onkaparinga Valley Road BALHANNAH | Dwelling ('Merridong' formerly 'Briardene'), including former Balhannah Cheese and Butter Factory, Cottages and Milk Depot | A E G | 15250 |
| Ravenswood Lane BALHANNAH | Dwelling ('Ravenswood') | | 15263 |
| 2 West Terrace BALHANNAH | Dwelling (former Balhannah School) | | 15252 |
| Wicks Road BALHANNAH | Dwelling - Former Elmsdale Cider Factory | | 15260 |
| Burdetts Road BASKET RANGE | Burdett's Wildflower Garden | C E G | 15158 |
| Lobethal Road BASKET RANGE | Surrey Orchards (Dwelling, former Jam Factory & Store) | B D | 15156 |
| Lobethal Road BASKET RANGE | Deep Creek Bridge [Stone Arch] | A B C D | 15157 |
| 41 Olivedale Street BIRDWOOD | Dwelling ('Oliventhal Cottage') | A B D | 15267 |
| Shannon Street BIRDWOOD | National Motor Museum (former Birdwood Flour Mill) | | 15242 |
| Mount Barker Road BRIDGEWATER | The Bridgewater Mill (former Dunn's Flour Mill) | | 15160 |
| Batchelor Road CASTAMBUL ATHELSTONE | Dwelling (sometime head station of 'Castambul' pastoral run) | B G | 15163 |
| Stone Hut Road CASTAMBUL ATHELSTONE | Former Victoria Gold Mine | B C | 15020 |
| 204 Newman Road CHARLESTON | Dwelling (former 'Blackford') and stone fence | A D | 15274 |
| Newman Road CHARLESTON | Homestead ('Gumbanks'), including Barn and Blacksmith's Workshop | | 15240 |
| Newman Road CHARLESTON | Former Stables of 'Blackford' Farmstead | A D | 15275 |
| Epiphany Place CRAFERS | Anglican Church of the Epiphany | | 15021 |
| Main Street CRAFERS | Crafers Institute | | 15022 |
| 61 Waverley Ridge Road CRAFERS WEST | Dwelling ('Broadlees') & Garden | | 15023 |
| Adelaide to Lobethal Road FOREST RANGE | Dwelling - Pise House | | 15281 |
| Lobethal Road FOREST RANGE | Dwelling ('Biggs Cottage') | | 15155 |
| Albert Street GUMERACHA | Homestead ('Kenton Park') and Barn | | 15246 |
| Gumeracha-Lobethal Road GUMERACHA | Dwelling ('Mill Cottages') | | 15248 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| John Fisher Avenue GUMERACHA | Ring of Oaks associated with Salem Baptist Church | | 15249 |
| Retreat Valley Road GUMERACHA | Dwelling ('Ludlow House') | | 15241 |
| 30 Victoria Street GUMERACHA | Salem Baptist Church | G | 15268 |
| 21 Blackhill Road HOUGHTON | Houghton Union Chapel | A B E | 27759 |
| 1931 North East Road INGLEWOOD | Inglewood Inn | | 15245 |
| 7 High Street KERSBROOK | Dwelling ('Primrose Cottage') | A B | 15271 |
| Vickers Road LENSWOOD | Mount Farm | | 15247 |
| Lot 201 Adelaide - Lobethal Road LOBETHAL | Chimney, Early Tweed Mill Walls, Red Brick Loom Shed, Former Lobethal Woollen Mill | A B F | 15276 |
| 2 Adelaide-Lobethal Road LOBETHAL | Former Lobethal Woollen Mill Shop | A B F | 15277 |
| Adelaide-Lobethal Road LOBETHAL | Lobethal Woollen Mill (see also 16192, 16193, 16194, 16195, 16196) | A B D G | 26987 |
| 5 Lobethal-Woodside Road LOBETHAL | Dwelling | | 15244 |
| 46 Main Street LOBETHAL | St John's Lutheran Church & Museum (former 1845 College and Seminary) | A F | 15243 |
| 30-36 Main Street LOBETHAL | Lobethal Institute and Cinema | A E | 15278 |
| 54 Mill Street LOBETHAL | Dwelling | | 15239 |
| Post Office Road LOBETHAL | Hop Kiln | A B | 15280 |
| Lower Hermitage Road LOWER HERMITAGE VIA HOUGHTON | Dwelling | B | 15269 |
| Lower Hermitage Road LOWER HERMITAGE VIA HOUGHTON | Glen Ewin Complex, including house and former jam factory buildings (pulping shed, jam factory, sugar store, packing shed and jam kitchen [ruin]) | G | 15270 |
| Marble Hill Road MARBLE HILL ASHTON | Marble Hill' - Former Governors' Summer Residence (Ruin) | | 15154 |
| Gorge Road MONTACUTE | Black Hill Lodge (former Weir Master's House Garage, Stone Channel and Dry-Stone Walling Ramp), Black Hill Conservation Park | A B | 17273 |
| Institute Road MONTACUTE | Dwelling - A prefabricated 'Manning' house | B | 17275 |
| 32 Foxhill Road MOUNT GEORGE | Dwelling ('The Chestnuts') | | 15159 |
| Cyanide Road MOUNT TORRENS | Mount Torrens Gold Battery | | 15266 |
| Springhead Road MOUNT TORRENS | Dwelling - Schubert's House | A B | 15282 |
| 13 Townsend Street MOUNT TORRENS | Shop & Dwelling | D E | 15272 |
| Colonial Drive NORTON SUMMIT | Morialta Winery Complex, including residence, main building (stables, wine cellar & store), barn, well house and stone walling | | 15167 |
| Lobethal Road NORTON SUMMIT | Dwelling - Former Residence of Sir Thomas Playford | G | 15169 |
| 97 Old Norton Summit Road NORTON SUMMIT | Former Rock Tavern | B D | 15025 |
| 120 Old Norton Summit Road NORTON SUMMIT | Dwelling ('Grove Hill'), including Coach House, Stables, 3 Hole Privy, Gatehouse, Fruit Store, Cider Cellars and Hothouses | | 15165 |
| Old Norton Summit Road NORTON SUMMIT | Wellington Rock or Pizey's Knob | | 15168 |
| St John's Road NORTON SUMMIT | St John's Anglican Church | E | 15166 |
| 9 Elizabeth Street OAKBANK | Part of Oakbank Weavers (former Pike's Dorset Brewery) including Post Office, Brewery and Brewing Tower | | 15256 |
| 18 Oakwood Road OAKBANK | Former Oakbank Brewery | | 15258 |
| 185 Onkaparinga Valley Road OAKBANK | Barn | | 15265 |
| 220 Onkaparinga Valley Road OAKBANK | Part of Oakbank Weavers (former Pike's Dorset Brewery) including Soft Drinks Plant & Chimney Stack (post 1938) | | 20673 |
| Onkpararinga Valley Road OAKBANK | Part of Oakbank Weavers (former Pike's Dorset Brewery) including Beasley's House | | 20674 |
| 26 Pike Street OAKBANK | Dwelling ('Dalintober') | | 15257 |
| Shillabeer Road OAKBANK | Oakbank Race Course | | 15255 |
| Spring Gully Road PICCADILLY | Woodhouse Activity Centre | | 15170 |
| Kaurna Country, 4 Marola Avenue ROSTREVOR | Graham and Barbara Dickson House | | 28255 |
| 2 Wandilla Drive ROSTREVOR | Dwelling designed by Robert Dickson | E G | 24546 |
| 12 Ayers Hill Road STIRLING | Dwelling ('Spottiswoode') | | 15026 |
| 46 Ayers Hill Road STIRLING | Dwelling ('Olivet House' previously 'Wauchenappe') | | 15027 |
| 46 Gould Road STIRLING | Pise Cottage | E | 15283 |
| 9 Laurel Road STIRLING | St Vigeans Estate Garden | A C G | 15028 |
| 17 Laurel Road STIRLING | St Vigeans Estate (Main House and surrounding Garden and Former Stables & Coach House) | | 15029 |
| 1 Longwood Road STIRLING | Dwelling ('Morden') | | 15030 |
| 52 Mount Barker Road STIRLING | Stirling Hotel | | 15172 |
| 55 Old Carey Gully Road STIRLING | Glenalta Garden | | 15031 |
| 19 Pine Street STIRLING | Forest Lodge House, Outbuildings, Garden and Garden Components | A B E G | 26320 |
| Snows Road STIRLING | Beechwood (former St Wilfred's) Garden | | 15173 |
| Snows Road STIRLING | Beechwood (former Birksgate) Conservatory | | 15032 |
| Old Norton Summit Road TERINGIE | Dwelling (`Belmont' formerly `Willapunga'), including Pise Outbuilding, Piggery Ruins, Galvanised Shed, Main Shed and Greenhouse Ruins | | 17276 |
| Days Road URAIDLA | Former Shop & Dwelling | D | 15174 |
| 8 Swamp Road URAIDLA | Dwelling ('Brooks Cottage') & Slab Hut | | 15171 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Beaumont Road VERDUN | Mining Site - former Grunthal Mine; Grunthal Mine Historic Site and related structures | | 15264 |
| 41 Onkaparinga Valley Road VERDUN | Stanley Bridge Hotel | | 17278 |
| Glen Stuart Road WOODFORDE | Rostrevor House (former Dwelling), Rostrevor College | A D F G | 15175 |
| Burnley Road WOODSIDE | Dwelling & Dry Stone Wall | | 17279 |
| Days Road WOODSIDE | Former Lime Kiln & Dolomite Quarry | | 17280 |
| 12 Elizabeth Street WOODSIDE | Dwelling (former House & Butchers Shop) | | 17281 |
| 20-24 Henry Street WOODSIDE | Melba's Chocolates (former Onkaparinga Butter Factory) | | 17282 |
| 17 Moffett Street WOODSIDE | Dwelling - Former St John's Presbyterian (originally St Petri Lutheran) Church | G | 17286 |
| 11A-11C Moffett Street WOODSIDE | Row Houses | | 17285 |
| 5 Nairne Road WOODSIDE | Part of Woodside Police Station Complex ( including Courthouse, Forage Store and Stables) | | 20675 |
| 30 Onkaparinga Valley Road WOODSIDE | Woodside Institute | | 17284 |
| 90 Onkaparinga Valley Road WOODSIDE | St Mark's Anglican Church Complex, including 1884 Church, Hall (former 1851 Church), Graveyard & Wall | A | 17287 |
| 34 & 36A Onkaparinga Valley Road WOODSIDE | Part of Woodside Police Station Complex (including Police Residence, Old Wall, Old Cells, Garage) | | 17283 |
| Pfeiffer Road WOODSIDE | Chimney and Flue, Former Lone Hand Gold Mine | | 15253 |
| Riverview Road WOODSIDE | Former Inverbrackie Caledonian Church (Ruin), Manse & Graveyard | | 15254 |
| Tiers Road WOODSIDE | Braun's Farm Complex, including Dwelling, Two Barns and Milking Shed | | 17288 |
| Mount Lofty Summit Road MOUNT LOFTY | Cleland Conservation Park within the 1993 boundary, including Mount Lofty Summit/Obelisk and Waterfall Gully | | 15164 |
| off Gorge Road MONTACUTE | River Torrens Weir & Aqueduct, Montacute & Highbury | | 3404 |

## Adelaide Plains

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 9 Sixth Street DUBLIN | Dublin Institute | | 13320 |
| Near 'Kilburnie' Homestead LOWER LIGHT | Suspension Bridge over the River Light | | 17271 |
| Adelaide Road MALLALA | Mallala Hotel | | 13316 |
| Cross Roads MALLALA | Mallala Soldiers Memorial | | 13317 |
| 1 Dublin Road MALLALA | Mallala & District Museum (former Flour Mill) and Wall | | 13314 |
| Wasleys Road MALLALA | Konzag Homestead Complex (including Stone and Pug Cottage, Stone Barn and Thatched Implement Shed) | | 13318 |
| Wasleys Road MALLALA | Mallala Station (Dwelling, Store & Cottage) | | 13319 |
| Wasleys Road REDBANKS | Redbanks Road Bridge over the River Light [Metal Arch] | | 13321 |
| 61 Old Port Wakefield Road TWO WELLS | Two Wells Public Library (former Two Wells Institute) | | 13322 |
| 104 Port Wakefield Road TWO WELLS | Shop | | 13315 |
| Port Wakefield Road TWO WELLS | Two Wells Courthouse | | 13323 |

## Alexandrina

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Off Goolwa - Strathalbyn Road CURRENCY CREEK | Old Currency Creek Road Bridge [Laminated Timber Arch] | | 14924 |
| Off Myrtlegrove Road CURRENCY CREEK | Former Currency Creek Mill | | 14925 |
| Railway Reserve CURRENCY CREEK | Railway Viaduct over Currency Creek | B | 17296 |
| 13 Admiral Terrace GOOLWA | Dwelling ('Cockenzie') | | 14954 |
| Lot 236 B. F. Laurie Lane GOOLWA | Dwelling (former Goolwa Railway Superintendent's Residence) | | 14932 |
| 12 Brooking Street GOOLWA | Dwelling - Captain Richie's Cottage | | 14974 |
| Cadell & Farquhar Streets GOOLWA | Holy Evangelist Anglican Church & Hall | | 14956 |
| 2 Cadell Street GOOLWA | Two-storey Shop | | 14929 |
| Chrystal Street GOOLWA | Former Chart House of Abraham Graham's Patent Slip and Ironworks | | 14958 |
| Collingwood Street GOOLWA | Goolwa Uniting (former Wesleyan Methodist) Church | | 14970 |
| Cutting Road GOOLWA | Goolwa Wharf Complex, including Wharf and Wharf Shed | | 14973 |
| Goolwa Terrace GOOLWA | Goolwa Police Station and Courthouse, including Cells and Stables | | 14931 |
| Goolwa Terrace GOOLWA | Corio Hotel, Bottle Shop (former Stable) and Stone Wall | | 14971 |
| Goolwa Terrace GOOLWA | The Australasian Circa 1858 | | 14972 |
| Laurie Lane GOOLWA | RSL Clubrooms (former Goolwa - Port Elliot Railway Horse Stables) | | 14937 |
| 246 Liverpool Road GOOLWA | Dwelling ('Birchell House') | | 14955 |
| 5 Port Elliot Road GOOLWA | Dwelling ('Thornbury') | | 14969 |
| Railway Cutting GOOLWA | Goolwa Railway Goods Shed | | 14938 |
| Randell Road HINDMARSH ISLAND VIA GOOLWA | Riverside Complex including House, Outbuildings, Woolshed, Stone Walls and Remains of Ferry Landing | | 14968 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Wellington Road LANGHORNE CREEK | Bleasdale Winery, including 1892 Red Gum Wine Press and Dwelling | | 14921 |
| 5 Goolwa Road MIDDLETON | Mill House | A B D | 26490 |
| 48 Goolwa Road MIDDLETON | Dwelling ('Mindacowie Guest House') | | 14981 |
| Lot 152 Goolwa Road MIDDLETON | Stable and Outbuilding, Middleton Mill | A | 27752 |
| Mill Terrace MIDDLETON | The Mill (former Middleton Flour Mill) | | 14928 |
| 46-50 Coxe Street MILANG | Milang School | | 14966 |
| Coxe Street MILANG | Cannon that fired royal salute in 1867, Soldiers Memorial Park | | 14965 |
| 22-23 Daranda Terrace MILANG | Former Milang Butter Factory | A | 14975 |
| Lake Front MILANG | Milang Jetty and Hand Crane | | 14967 |
| 5-7 Markland Street MILANG | Dwelling with pressed iron facade | | 14964 |
| Victor Harbor Road MOUNT COMPASS | Dwelling - The Government Roadman's House | | 14976 |
| Point Sturt Road POINT STURT VIA MILANG | Dwelling (former Point Sturt School, former Point Sturt Congregational Church) | | 14962 |
| Point Sturt Road POINT STURT VIA MILANG | Yaaringiree Homestead Complex, including homestead with tunnel, two storey barn, stable, cool room, circular tank with peripheral trough, smithy and dry stone walling | | 14963 |
| Arthur Street PORT ELLIOT | St Jude's Anglican Church | | 14952 |
| Freeman Lookout Road PORT ELLIOT | Port Elliot Breakwater & Quarry | | 14988 |
| Freeman Lookout Road PORT ELLIOT | Obelisk, Freemans Knob | | 14927 |
| Heysen Road PORT ELLIOT | Dwelling (`Brooklands) and Cottage | | 14977 |
| near PORT ELLIOT | Watsons Gap Railway Bridge [Concrete Arch] | | 14940 |
| 28 North Terrace PORT ELLIOT | Arnella' Guest House (former Port Elliot Hotel) | | 14989 |
| 16 The Strand PORT ELLIOT | Former Port Elliot Institute and Library | | 14979 |
| 33 The Strand PORT ELLIOT | Former Port Elliot Council Chambers | | 14978 |
| The Strand PORT ELLIOT | Port Elliot RSL Clubrooms, (former Port Elliot Courthouse, Stables and Stone Boundary Wall) | | 14930 |
| The Strand PORT ELLIOT | Port Elliot Railway Station | | 14939 |
| Off Water Lane PORT ELLIOT | Former Port Elliot Waterworks including Well and Remnant Pipework | A | 14991 |
| 1 Young Street PORT ELLIOT | Former Port Elliot Police Station, Cells, Stables & Fence | | 14926 |
| Peramangk & Ngarrindjeri Countries, Wattle Flat Road SANDERGROVE | Sandergrove Water Reserve | A | 28463 |
| 2 Albyn Terrace STRATHALBYN | National Bank Strathalbyn Branch and offices | | 14946 |
| 10 Albyn Terrace STRATHALBYN | Office | | 14948 |
| 14 Albyn Terrace STRATHALBYN | Shop & Dwelling | | 14944 |
| 16 Albyn Terrace STRATHALBYN | Victoria Hotel | | 14950 |
| 18 Albyn Terrace STRATHALBYN | Angas Bakery | | 14947 |
| 4-6 Albyn Terrace STRATHALBYN | Shop | | 14949 |
| 10A Albyn Terrace STRATHALBYN | Shop | | 14945 |
| 2 Alfred Place STRATHALBYN | Westpac Bank (former Commercial Bank of Australia Strathalbyn Branch) | | 14984 |
| Alfred Street STRATHALBYN | St Andrew's Uniting (former Presbyterian) Church | | 14935 |
| 20 Commercial Road STRATHALBYN | Blackwell House (former General Store, later Butchers Shop) | | 14986 |
| 25 Commercial Road STRATHALBYN | Warehouse (former shop) | | 14942 |
| 27 Commercial Road STRATHALBYN | Angas Mill (former Laucke's Mill) | | 14941 |
| 33 Commercial Road STRATHALBYN | Argus House | | 14934 |
| 41-43 Commercial Road STRATHALBYN | Shop | | 14943 |
| 7 Dawson Street STRATHALBYN | BankSA (former Savings Bank of South Australia Strathalbyn Branch) | | 14936 |
| Hampden Way STRATHALBYN | Dwelling ('The Lodge') | | 14983 |
| 7 High Street STRATHALBYN | Shop and Dwelling ('London House'), including Stables | | 14923 |
| Highland Valley Road, near STRATHALBYN | Arsenic Labyrinth, Wheal Ellen Mine | | 14960 |
| 31 North Parade STRATHALBYN | Dollar Cottage & former Butchers Shop | | 14990 |
| Paris Creek Road STRATHALBYN | Glenbarr Homestead | | 14933 |
| 1 Rankine Street STRATHALBYN | National Trust Museum (former Strathalbyn Police Station & Courthouse) | | 14922 |
| 13 Rankine Street STRATHALBYN | Terminus Hotel | | 14951 |
| 4 South Terrace STRATHALBYN | Britannia House (former Rowe's Britannia Foundry Residence) | | 14961 |
| 20 South Terrace STRATHALBYN | Strathalbyn Railway Station Complex, including Station Building, Goods Shed, Raised Metal Water Tank and Turntable | | 14987 |
| 12-14A South Terrace STRATHALBYN | Former Colonial Gas Company Strathalbyn Gas Works including Dwelling and Outbuilding | | 14985 |
| Sunter Street STRATHALBYN | Soldiers' Memorial Gardens, Strathalbyn | | 14959 |

## Barossa

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 419 Angaston Road ANGASTON | Saltram Winery (former Mamre Brook Homestead & Old Winery Building) | | 17004 |
| 21 Dean Street ANGASTON | Dwelling | | 16664 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 40 Eden Valley Road ANGASTON | Yalumba Winery (Chateau building facade) | | 17002 |
| 476 Eden Valley Road ANGASTON | Tarrawatta Woolshed | | 17001 |
| 450 Eden Valley Road, near ANGASTON | Homestead ('Collingrove') | | 16999 |
| Off Kent & Fife Streets ANGASTON | Angaston Railway Station & Goods Shed | | 16996 |
| 19 Murray Street ANGASTON | Former A & H Doddridge Blacksmith Shop | | 16665 |
| 56 Murray Street ANGASTON | Masonic Hall (former Angaston Institute and IOOF Lodge) | F G | 16666 |
| 84 Murray Street ANGASTON | Rose Villa, Wall & Gates | | 16667 |
| 85 Murray Street ANGASTON | Zion Lutheran Church (former Union Church) | A G | 16998 |
| 90 Murray Street ANGASTON | Former Coach House & Stables (rear of house) | B G | 16669 |
| Murray Street ANGASTON | Angaston War Memorial | | 16997 |
| 23 Penrice Road ANGASTON | Former Union Chapel, Angaston (originally German Pass) | | 16670 |
| 107 Penrice Road ANGASTON | Former Butchers Shop & Dwelling | | 17017 |
| 102 Stott Highway ANGASTON | Former Angas Family Chapel (former Congregational, former St Faith's Anglican) | | 17000 |
| 102 Stott Highway ANGASTON | Lindsay Park' Homestead Complex (including Main House, Two Outbuildings, Old Stables, Garden House, Stable Cottage, Stable/Barn, Worker's Cottage, Gatehouse and Garden) | | 17003 |
| 2 Sturt Street ANGASTON | Angaston Town Hall | | 16663 |
| Tyne Street ANGASTON | Former Laucke's Flour Mill | B D F | 16668 |
| 184 Bethany Road BETHANY VIA TANUNDA | Bethany 'Herberge Christi' Lutheran Church | | 17006 |
| 197 Bethany Road BETHANY VIA TANUNDA | Bethany Pioneer Cemetery | A F | 17007 |
| 229 Bethany Road BETHANY VIA TANUNDA | Dwelling - Keil House | | 17005 |
| 23-29 Murray Street EDEN VALLEY | RF Hamilton Winery | | 17039 |
| 304 Rushlea Road EDEN VALLEY | Rhine Park Homestead Complex, including homestead, cottage, former stable, shearing shed and shearers' quarters | | 16691 |
| 310 Light Pass Road LIGHT PASS VIA NURIOOTPA | Dwelling ('The Willows'), including Cottage and Dairy | | 17008 |
| 407 Light Pass Road LIGHT PASS VIA NURIOOTPA | Dwelling - Luhr's Cottage | | 17010 |
| 420 Light Pass Road LIGHT PASS VIA NURIOOTPA | Pastor Rechner's Cottage (associated with Strait Gate Lutheran Church) | B | 17009 |
| 210 Willows Road LIGHT PASS VIA NURIOOTPA | Dwelling ('Sporn Farm'), including Blacksmithy, Wheat Barn, Buggy Shed, Stable, Original House, Bake Oven, Shelter Shed and Bunk House | | 17011 |
| 197 Barritt Road LYNDOCH | Riverside Homestead Complex (Dwelling, Stable, Coach House & Men's Quarters) | | 17026 |
| 50 Daly Road LYNDOCH | Dwelling ('Hillside House') and Wine Cellars | A B | 17027 |
| 50 Gilbert Street LYNDOCH | Ironstone Dwelling | | 16688 |
| 352 Goldfields Road LYNDOCH | Two Cottages and Cellar Room | | 17025 |
| 184 Gruenberg Road MOCULTA | Holy Cross Lutheran Church & School (first church) | | 17013 |
| Shannon Road MOCULTA | Shannon Mausoleum | | 17014 |
| 32 Truro Road MOCULTA | Dwelling | | 17012 |
| 393 Mount Road MOUNT CRAWFORD | Mt Crawford Cemetery | | 17029 |
| 3184 Eden Valley Road MOUNT PLEASANT | Cottage & Barn | | 17042 |
| 27 Melrose Street MOUNT PLEASANT | Mount Pleasant Police Station & Cells | | 16692 |
| 66-70 Murray Road NURIOOTPA | Office ('Coulthard House', former Dwelling) | | 16672 |
| 47 Murray Street NURIOOTPA | Schaedel House and Cottage | B G | 16671 |
| 12-16 Tanunda Road NURIOOTPA | TST Distillery Chimney | | 17015 |
| 335 Wirra Wirra Road PEWSEY VALE VIA LYNDOCH | Corryton Park' (previously 'Glen Para') Homestead (including main house, stables, coach house [former winery], shearing shed, outhouse, shed, bridge, garden and two rows of olive trees) | | 17030 |
| 412 Rosedale Road ROSEDALE VIA GAWLER | Dwelling - Schusters' House | | 17024 |
| 1857 Barossa Valley Highway ROWLAND FLAT | Dwelling - Koch House | | 17032 |
| Off Barossa Valley Highway ROWLAND FLAT | Menge's Island and Cave | A B C D E | 17568 |
| 2129 Barossa Valley Way ROWLAND FLAT | Jacob's Estate Bed & Breakfast (former Homestead including Main House, Kitchen Wing, Dairy/Cheese Factory and Stone Well) | A G | 17023 |
| 1916-1938 Barossa Valley Way ROWLAND FLAT | Pernod Ricard Winemakers Orlando Winery Complex (former Orlando Winery Complex - School, Dwelling, Boiler House, Distillery and Stores) | A G | 17031 |
| 2548 Eden Valley Road SPRINGTON | Herbig Homestead Complex including house, cottage, pug & pine dwelling, chaff barn and cellar | | 16694 |
| 291 Hamiltons Road SPRINGTON | Winery building and associated winemaking plant and machinery, Hamilton's Ewell Vineyards | A B | 17044 |
| 49 Lablacks Road SPRINGTON | Friedensberg Lutheran Church & School | | 16695 |
| off Lablacks Road SPRINGTON | Friedensberg Cemetery | A | 17270 |
| Mount Pleasant-Keyneton Road SPRINGTON | Herbig Family Tree | | 16693 |
| 17-21 Duck Ponds Road STOCKWELL | 1854 Flour Mill and 1942 extension (Laucke's Flour Mill) | | 16674 |
| Barossa Valley Way South TANUNDA | St John's Lutheran Cemetery & Chapel | A B E | 17019 |
| 9 Basedow Road TANUNDA | Chateau Tanunda (First Cellars, Distilling Tower, Spirit Bond Store, Galvanised Sheds & Brick Chimney) | A D E F | 17018 |
| 9-13 Jane Place TANUNDA | St John's Lutheran Church, Hall and Manse | F G | 16675 |
| 5 John Street TANUNDA | Former Shop & Dwelling | | 16676 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 31 John Street TANUNDA | Dwelling - Rieschieck House | | 16677 |
| 33 John Street TANUNDA | Goat Square Cottages | | 16678 |
| 70 Langmeil Road TANUNDA | Dwelling - Former Traeger House | A B | 17020 |
| 103 Langmeil Road TANUNDA | Former Barn | A D | 16679 |
| 11 MacDonnell Street TANUNDA | Dwelling (former Tanunda Courthouse) | A E F | 16680 |
| 34 Maria Street TANUNDA | Dwelling | | 16681 |
| 14 Murray Street TANUNDA | Tanunda Cellars Shop (former Auricht's Printing Office) | | 16682 |
| 24 Murray Street TANUNDA | Dwelling | | 16683 |
| 26 Murray Street TANUNDA | Langmeil Lutheran Church & Graveyard | | 17021 |
| 28 Murray Street TANUNDA | Former Tanunda Institute | A E F | 16684 |
| 30 Murray Street TANUNDA | Lynas Valley Ford Offices (former Alliance Hotel) | A F | 16685 |
| 47 Murray Street TANUNDA | Museum (former Tanunda Post and Telegraph Station) | A E F | 16686 |
| Park Street TANUNDA | Tanunda Kegel Club (former Bowling Alley), Tanunda Oval | | 17022 |
| 79 Fromm Square WILLIAMSTOWN | Enterprise Copper Mine & Manager's Residence | | 17036 |
| 43 Mine Road WILLIAMSTOWN | Forbes' Folly | | 17028 |
| 20 Queen Street WILLIAMSTOWN | Williamstown Hotel and former Barn | | 17033 |
| 22 Queen Street WILLIAMSTOWN | Williamstown District Soldiers Memorial Institute | | 17034 |
| Queen Street WILLIAMSTOWN | Williamstown South African (Boer) War Memorial | | 16690 |
| 65 Whispering Wall Road WILLIAMSTOWN | Whispering Wall, Barossa Reservoir | E F | 17037 |
| Wilson Road WILLIAMSTOWN | Wilson Road Bridge [Timber Girder] | | 17035 |
| 72 Yettie Road WILLIAMSTOWN | Dwelling - Wilksch's Cottage | | 17038 |

### Barunga West

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Old Pirie Road PORT BROUGHTON | Former RAAF Gunnery Range (including row of six timber target frames, each with a large Roman numeral; two concrete shelters) | A B D | 26322 |

### Berri Barmera

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 2-4 Barwell Avenue BARMERA | Bonney Theatre | | 16365 |
| 2 Fowles Street BARMERA | Barmera Irrigation Office | | 16366 |
| North Lake Road, Lake Bonney BARMERA | Napper's Accommodation House (originally Lake Bonney Inn) including Freestanding Chimney and Store [Ruin] | | 16367 |
| Shueard Road COBDOGLA | Cobdogla Homestead ruin | | 16369 |
| Trussell Terrace COBDOGLA | Humphrey Pumps, Cobdogla Irrigation Museum (former Cobdogla Pumping Station) | | 16368 |
| Costello Road LOVEDAY | Piggery Breeding Pens, Loveday Internment Camp Complex | A B | 28112 |
| Morris Street LOVEDAY | Brick Boiler Stack, Loveday Irrigation Scheme Pumping Station | | 17236 |
| First Peoples of the River Murray and Mallee Region,Yeo Road LOVEDAY | Camp 10 Detention Cell Block, Loveday Internment Camp Complex | A B | 28121 |
| Thiele Road LOVEDAY | Loveday Internment Camp Site - General Headquarters site | | 16370 |
| Old Coach Road OVERLAND CORNER VIA WAIKERIE | Overland Corner Hotel | | 16371 |

### Burnside

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1 Dashwood Road BEAUMONT | Dwelling (former Barn) | | 8366 |
| 631 Glynburn Road BEAUMONT | Beaumont House', Stables, Shed and Olive Grove | | 8367 |
| 32 Short Crescent BEAUMONT | Beaumont House Coach House | | 21025 |
| 7 The Common BEAUMONT | Kirribilli - House, Garage and Gate Posts | E G | 26481 |
| 278 Portrush Road BEULAH PARK | Clayton Wesley Uniting (former Congregational) Church Complex (including 1882 Church, 1856 Chapel, 1875 Hope Hall and 1910 Clayton Institute) | A E | 8368 |
| 486-488 Glynburn Road BURNSIDE | St David's Anglican Church Complex (includes former Burnside Council Chambers and Old Church) | | 8369 |
| Kaurna Country, 492 Glynburn Road, BURNSIDE | St David's Anglican Church | E | 28461 |
| Kaurna Country, 544 Glynburn Road, BURNSIDE | St John Vianney's Catholic Church | E | 28153 |
| 33 High Street BURNSIDE | Dwelling (former Burnside Hotel) | | 8370 |
| 23 Kurralta Drive BURNSIDE | Dwelling ('Kurralta House') | | 8371 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 2 Ringmer Drive BURNSIDE | Dwelling ('Ringmer'), including portion of a prefabricated 'Manning' house, and detached second 'Manning' house | | 8372 |
| 13 Undelcarra Road BURNSIDE | Undelcarra Complex & Garden | | 8373 |
| 259 Glen Osmond Road FREWVILLE | Former IPEC Building | | 8374 |
| Benacre Close GLEN OSMOND | Dwelling ('Benacre') | | 8375 |
| 1A , 1B & 8 Blyth Street GLEN OSMOND | Former Woodley Wines Winery (cellar building only) and adit and ventilation shaft of former Glen Osmond Mine | | 8376 |
| Chapman Crescent near GLEN OSMOND | Wheal Gawler Historic Site | | 8377 |
| Gill Terrace GLEN OSMOND | Former Glen Osmond Smelting Works Chimney [Cornish] | | 8378 |
| 10 Mount Barker Road GLEN OSMOND | The Colonial Restaurant (former Bakery and Grocery Store) | | 8379 |
| 2A Playford Street GLEN OSMOND | Dwelling ('Woodley House') - Former home of Osmond Gilles and Sir Stanton Hicks | | 8381 |
| 546 Portrush Road GLEN OSMOND | Former dwelling - 'Wooton Lea' and outbuildings; Seymour College (Barr Smith House formerly 'Wooton Lea', Coach House, Cottages, Gatehouse, Stables, Quarters, Pump House and Stone Wall along Gilles Road) | | 8382 |
| Wheal Watkins Street near GLEN OSMOND | Wheal Watkins Historic Site | | 8383 |
| 226 Fullarton Road GLENSIDE | Glenside Hospital - Former Operating Theatre, Elms Building and Former P & O Wards; Elms Building (former E, F & G Wards); Glenside Hospital (former Parkside Lunatic Asylum) | A G | 8384 |
| 226 Fullarton Road GLENSIDE | Occupational Therapy Centre (former Laundry), Glenside Hospital (former Parkside Lunatic Asylum) | | 8385 |
| 226 Fullarton Road GLENSIDE | Glenside Hospital - Administration Building; Glenside Hospital (former Parkside Lunatic Asylum) | | 8386 |
| 226 Fullarton Road GLENSIDE | Former 'Z' Ward, Perimeter Trench, Wall and Gates - Glenside Hospital | | 8387 |
| 226 Fullarton Road GLENSIDE | Southern Boundary Wall, Glenside Hospital (former Parkside Lunatic Asylum) | | 8388 |
| 226 Fullarton Road GLENSIDE | Glenside Hospital - Former Patients Dining Room and Kitchen Building; Staff Dining Room, former Male No.1, No.2 & No.5 Dining Rooms & Kitchen; Glenside Hospital (former Parkside Lunatic Asylum) | | 8389 |
| 226 Fullarton Road GLENSIDE | Glenside Hospital - Former Men's E1 and E2 Wards; Chapel & Erindale (former Men's E1 & E2 Wards); Glenside Hospital (former Parkside Lunatic Asylum) | | 8390 |
| 226 Fullarton Road GLENSIDE | Old Mortuary, Glenside Hospital (former Parkside Lunatic Asylum) | | 21026 |
| Fullarton Road GLENSIDE | Former Cottage Ward (Former X Ward) Glenside Hospital (Former Parkside Lunatic Asylum) | A B | 24960 |
| Fullarton Road GLENSIDE | Former Cottage Ward (Former Female R2 Ward), Glenside Hospital (Former Parkside Lunatic Asylum) | A B | 24961 |
| 254 Greenhill Road GLENSIDE | Glenside Hospital - Former Medical Officer's Residence | | 8391 |
| Greenhill Road HAZELWOOD PARK | Hazelwood Park [Boundaries: Greenhill Rd, Howard & Davenport Tces, Hazelwood Ave & Hawthorn Cres] | A F | 8392 |
| 40 East Terrace KENSINGTON GARDENS | Dwelling | | 8393 |
| Road Reserve adjacent 364 Glynburn Road KENSINGTON GARDENS | River Red Gum Tree (Eucalyptus camaldulensis) | | 8394 |
| 339 Kensington Road KENSINGTON GARDENS | Gate of Dover House, Wall & Former Stable | | 8395 |
| 2 Leonore Avenue KENSINGTON GARDENS | Dwelling ('Albyn House') | | 8396 |
| 14-18 Holden Street KENSINGTON PARK | Angove House (former Dwelling), Pembroke School | | 8397 |
| 275 Kensington Road KENSINGTON PARK | The Regal Theatre (former Chelsea Cinema (originally Princess Theatre, then Marryatville Ozone) | | 8398 |
| 30 Rochester Street LEABROOK | Dwelling | | 8399 |
| 1/ 2 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8401 |
| 2/ 4 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8238 |
| 5 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8402 |
| 2/ 6 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8403 |
| 7 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8239 |
| 1/ 8 Rodger Avenue LEABROOK | Attached Dwelling (One of a pair) | | 8240 |
| 1-3 Rodger Avenue LEABROOK | Pair of Attached Dwellings | | 8400 |
| Mount Lofty Summit Road MOUNT LOFTY | Cleland Conservation Park within the 1993 boundary, including Mount Lofty Summit/Obelisk and Waterfall Gully | | 15164 |
| 92 Mount Barker Road MOUNT OSMOND | Dwelling (former Mountain Hut Hotel), All Pet Boarding Village | | 8404 |
| Alexandra Avenue ROSE PARK | Alexandra Avenue Plantation, including Trees and War Memorial | | 8405 |
| Alexandra Avenue ROSE PARK | Gartrell Memorial Uniting (former Methodist) Church & Front Fence and c1925 Hall | | 8406 |
| 161 Fullarton Road ROSE PARK | Former Queen Victoria Hospital (former Queens Home building) | | 8407 |
| 50-52 Kensington Road ROSE PARK | Dwelling (One of two pairs of attached houses) | | 8408 |
| 54-56 Kensington Road ROSE PARK | Dwellings (One of two pairs of attached houses) | | 8409 |
| 78 Penfold Road ROSSLYN PARK | Penfolds Magill Estate Winery | | 8410 |
| 12 Heatherbank Terrace STONYFELL | River Red Gum | | 8411 |
| 105 Hewitt Avenue TOORAK GARDENS | Dwelling designed by F Kenneth Milne in the Californian Bungalow style | | 8413 |
| 120 Kensington Road TOORAK GARDENS | Burnside War Memorial Hospital (former dwelling 'Attunga', Fence, Gates & Garden) | | 8412 |
| 44-46 Prescott Terrace TOORAK GARDENS | St Theodore's Anglican Church & Hall | | 8414 |
| Prescott Terrace TOORAK GARDENS | Soldier's Memorial Avenue | | 8415 |
| 401 Greenhill Road TUSMORE | Burnside Town Hall (Ballroom Wing Interior comprising main hall, stage, balconies & foyer) | E | 8416 |
| 155 Waterfall Gully Road WATERFALL GULLY | Dwelling (former Waterfall Gully Hotel) | | 8417 |
| WATERFALL GULLY | Utopia @ Waterfall Gully Kiosk/Restaurant, Cleland Conservation Park | | 8418 |
| 424 Kensington Road WATTLE PARK | Dwelling (former 'Wattle Grove') | | 8419 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Wyfield Street and Coach Road WATTLE PARK | Magill Stone Mines | A B D E | 8420 |

## Campbelltown

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Brentyn Court CAMPBELLTOWN | Dwelling ('Lochend') | | 7969 |
| 10 Melory Crescent MAGILL | Dwelling ('Woodforde House') | | 7971 |
| 1 Strachan Lane PARADISE | Dwelling ('Lyndhurst') | E | 7973 |
| 21 Orbona Street ROSTREVOR | Dwelling ('Marybank') | | 7972 |
| 3 Kings Grove TRANMERE | Dwelling ('Tranmere House') & Fence | | 7970 |

## Ceduna

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Mickey Free Lawrie Drive KOONIBBA VIA CEDUNA | Our Redeemer Lutheran Church of the former Koonibba Lutheran Mission | A G | 21018 |
| SMOKY BAY | Point Collinson Whaling Station Site | A B C | 16399 |
| Due South of Part Block 1 DENIAL BAY VIA CEDUNA | Former McKenzie's Landing, within Murat Bay | | 20494 |

## Charles Sturt

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1-3 Toogood Avenue BEVERLEY | Four Down-draught Brick Kilns and Four Chimneys, former James' Brickyard | A B C | 9245 |
| 100 Drayton Street BOWDEN | Anglican Church of the Good Shepherd Mission | | 9169 |
| 123 Drayton Street BOWDEN | Dwelling (former Beehive Shirt Factory Complex comprising residence, factory and shop) | | 9170 |
| 69 - 77 Drayton Street BOWDEN | Dwelling (former Anderson's Cottages) | | 9171 |
| 30 Sixth Street BOWDEN | Former Way Memorial Bible Christian Church | | 9236 |
| Burley Griffin Boulevard BROMPTON | Former Hindmarsh Incinerator designed by Walter Burley Griffin | | 9165 |
| 36 Chief Street BROMPTON | Gaslight Tavern Hotel | | 9164 |
| 1-21 Chief Street BROMPTON | Brompton Gasworks (designated place of archaeological significance) | A B G | 27546 |
| 1-21 Chief Street BROMPTON | Brompton Gas Works, 1879 Retort House, Remains of 1891 Retort House and Chimney Stack | | 9251 |
| 146 Coglin Street BROMPTON | Dwelling (former Cottage Homes) | | 9168 |
| 5 First Street BROMPTON | Brompton Park Hotel | | 9174 |
| 85A Torrens Road BROMPTON | Bowden Brompton Community School | | 9137 |
| Port Road CHELTENHAM | Grave of Yoshikuma Kawakami (Japanese naval cadet), Cheltenham Cemetery | | 9252 |
| 499-513 Esplanade GRANGE | The Marines (Terrace Houses) | | 9185 |
| 39D Jetty Street GRANGE | Charles Sturt Memorial Museum (former dwelling 'The Grange') | | 9142 |
| 270 Military Road GRANGE | St Agnes' Anglican Church | A E | 9145 |
| Kaurna Country, 323 Esplanade, HENLEY BEACH | Haigh Mansions | A B | 28215 |
| 214 Military Road HENLEY BEACH | Temple Uniting (former Congregational) Church | B | 9182 |
| 19 Reedie Street HENLEY BEACH | Former Grange Scout Hall (former Municipal Tramways Trust (MTT) Converter Station) | A E | 9143 |
| 328 Seaview Road HENLEY BEACH | Ramsgate Hotel | A F | 9225 |
| 378 Seaview Road HENLEY BEACH | Henley Beach Town Hall, Council Chambers & War Memorial | | 9155 |
| 209 The Esplanade HENLEY BEACH | Dwelling (former Del Monte Palace Guest House) | F | 9156 |
| 32 Adam Street HINDMARSH | Hindmarsh Cemetery and Sexton's Cottage | | 9253 |
| 33 Adam Street HINDMARSH | Omega Foods (Former GH Michell & Sons (originally Burnell & Co.) Fellmongery and Wool Scouring Factory) | | 9275 |
| 3A Hindmarsh Place HINDMARSH | Hindmarsh Christian Church Complex | | 9262 |
| Hindmarsh Place HINDMARSH | Hindmarsh Historical Society Museum (former Hindmarsh Fire Station & Christian Chapel) | | 9221 |
| 34 Holden Street HINDMARSH | All Saints Anglican Church Complex including Church, Hall, Rectory, Walls and Outhouse | | 9261 |
| 9 Manton Street HINDMARSH | Joiners' Arms Hotel | | 9207 |
| 41 Manton Street HINDMARSH | Two Storey Dwelling | | 9206 |
| Manton Street HINDMARSH | Hall (former Hindmarsh Municipal Band Studio) | | 9220 |
| 6 Mary Street HINDMARSH | Dwelling and Shop | | 9208 |
| 2 Milner Street HINDMARSH | Hindmarsh Town Hall (including Town Hall Building, Assembly Hall, Library and Facade of Skating Rink) | | 9209 |
| Kaurna Country, 4 Milner Street HINDMARSH | Former Hindmarsh Town Hall Complex (facades) | E | 28522 |
| 26 Orsmond Street HINDMARSH | Hindmarsh Church of Christ and Sunday School Hall | | 9210 |
| 49A Orsmond Street HINDMARSH | Hindmarsh Resource Centre (former Hindmarsh Primary School) | | 9211 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 46 Port Road HINDMARSH | Enzo's Ristorante (Former Commercial Hotel) | | 9217 |
| 59 Port Road HINDMARSH | Governor Hindmarsh Hotel | | 9218 |
| 126 Port Road HINDMARSH | Lady Daly Hotel | | 9212 |
| 155 Port Road HINDMARSH | Office (former Brompton Wesleyan Methodist Church) | | 9204 |
| 188 Port Road HINDMARSH | Two Storey Chemist Shop and Dwelling | | 9213 |
| 212 Port Road HINDMARSH | Hindmarsh Post Office | | 9214 |
| 240 Port Road HINDMARSH | Office (former Savings Bank of South Australia Hindmarsh Branch) | | 9215 |
| 183-185 Port Road HINDMARSH | Offices (Former Hindmarsh Police Station) | | 9205 |
| Port Road HINDMARSH | Drinking Fountain, Port Road Reserve | | 9222 |
| Port Road HINDMARSH | Bandstand, Port Road Reserve | | 9223 |
| Port Road HINDMARSH | Lamp Standards, Port Road Reserve | | 9224 |
| Station Place HINDMARSH | Bowden Railway Station | | 9219 |
| Kaurna Country, 356 Torrens Road KILKENNY | Sisalkraft Factory Complex | D E | 28528 |
| 54 Park Terrace OVINGHAM | Dwelling | | 9173 |
| 62 Park Terrace OVINGHAM | Dwelling ('Prospect Hall') | | 9172 |
| 15 Pennington Terrace PENNINGTON | Our Lady of Mount Carmel Catholic Church | A D E | 28114 |
| 200 Bower Road SEMAPHORE PARK | Dwelling ('Bower Cottages') | G | 9144 |
| 349 Military Road SEMAPHORE PARK | Fort Glanville, Fort Glanville Conservation Park | | 9258 |
| 175-177 Military Road TENNYSON | Dwelling (former Estcourt House) | | 9157 |
| 45 Albermarle Street WEST HINDMARSH | Dwelling | | 9176 |
| 12 Cross Street WEST HINDMARSH | Dwelling | | 9177 |
| 9 Grange Road WEST HINDMARSH | Dwelling (Originally Job Hallett's House) | | 9179 |
| 29 Grange Road WEST HINDMARSH | St Joseph's Convent (former Dwelling) | | 9178 |
| 789-791 Port Road WOODVILLE | St Margaret's Anglican Church and Lychgate | A | 9196 |
| 111 Woodville Road WOODVILLE | The Brocas Museum (former Dwelling 'The Brocas') | | 9201 |
| Holland Street HINDMARSH | Sir William Goodman Bridge (formerly 'Holland Street Bridge') | | 9255 |

## Clare and Gilbert Valleys

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Blyth Road ARMAGH VIA CLARE | Dwelling and Museum (former Miner's Home Hotel & Outbuilding) | A B | 14402 |
| High Street ARMAGH VIA CLARE | Former Creasy's Brickyard ruins | B | 14403 |
| Finns Road, Eyre Creek, near AUBURN | Joseph Meller 's Quarry | | 14404 |
| Government Road, Via AUBURN | Function Centre (Former Upper Skilly Bible Christian Chapel) | A C F G | 17290 |
| 24 Main North Road AUBURN | Former Shoe Factory | | 14406 |
| Main North Road AUBURN | Auburn Uniting (former Bible Christian) Church | | 14405 |
| Main North Road AUBURN | Auburn Institute and Town Hall | | 14407 |
| Main North Road (outside No. 16) AUBURN | Mounting Steps, Auburn | B | 14408 |
| Main Road AUBURN | Former Glover's Store and Dwelling | A B F | 14409 |
| Main Road AUBURN | Former Riverview Pottery (former Store) | | 14410 |
| 2 St Vincent Street AUBURN | Auburn Post Office & former Telegraph Station & Dwelling | | 14413 |
| 4 St Vincent Street AUBURN | Museum (former Auburn Police Station) | | 14414 |
| St Vincent Street AUBURN | Library (former Upper Wakefield Council Chambers) | | 14411 |
| St Vincent Street AUBURN | Dwelling (Miss Mabel's Cottage) & Shop | | 14412 |
| 28 Agnes Street CLARE | Dwelling (`Bleak House'), including Stables, Outhouse and Driveway | | 14415 |
| 7 Dominic Street CLARE | Mr Micks (former Leasingham Winery) Cellar Door & Board Room | | 14416 |
| Farrell Flat Road CLARE | St Barnabas Anglican Church | A D F | 14417 |
| Fisher Road, near CLARE | Hill River Station (Homestead and Coach House/Stables) | | 14434 |
| Hope Street CLARE | Bain Rotunda, Soldier's Memorial Park | | 14429 |
| 137 Main North Road CLARE | Clare Primary School (former High School) | B E | 14424 |
| 189 Main North Road CLARE | Former AMP [Australian Mutual Provident Society] Building | | 14419 |
| 203 Main North Road CLARE | Former Clare Town Hall | | 14423 |
| 243 Main North Road CLARE | ANZ (former ES & A Clare Branch) Bank | | 14422 |
| Main North Road CLARE | Soldier's Memorial Gates, Clare | | 14420 |
| Main North Road CLARE | Inchiquin Homestead (including early additions and outbuildings), stone walls and stables | A D G | 14421 |
| 2 Mill Street CLARE | Offices (former Dwelling) | | 14425 |
| Neagles Rock Road CLARE | National Trust Museum (former Casualty Hospital, former Clare Courthouse and Police Station) | | 14432 |
| 33 Old North Road CLARE | Clare Institute Library | | 14427 |
| 2 Pioneer Avenue CLARE | Knappstein Winery (former Clare Brewery & Chimney) | | 14428 |
| Polish Hill Road, near CLARE | Museum (former Polish Hill River Catholic Church of St Stanislaus) | | 14418 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Via CLARE | Bungaree Homestead Complex including the Homestead, Manager's House, Council Chamber, Stables, Office/Store, Men's Kitchen, Shearing Shed, Shearer's Quarters, Swaggie's Hut, Stallion Box and Gate House | | 14430 |
| Victoria Road CLARE | Former Clare Wesleyan Methodist Church Complex (including 1857 Chapel [now a dwelling], 1866 Church [now Uniting] and 1888 Hall) | A | 14431 |
| Wendouree Road East CLARE | Wendouree Cellars | A | 14426 |
| 11 Wright Street CLARE | Dwelling ('Hope Cottage') | | 14433 |
| Government Road, Via LEASINGHAM VIA WATERVALE | Upper Skilly Cemetery | | 14435 |
| John Street MANOORA | Manoora Railway Station & Yard, including Goods Shed, Water Tower, Crane and Palm Trees | | 14438 |
| Near MANOORA | Manoora Sandstone Quarry | | 14437 |
| Weymouth Street MANOORA | Manoora Institute | | 14436 |
| Bowman Road MERILDIN VIA MINTARO | Merildin Railway Station & Yards | | 14439 |
| Burra Road MINTARO | Former Carpenter's Workshop & Dwelling | | 14441 |
| Burra Road MINTARO | Mintaro Mews (former Shop & Dwelling) | | 14442 |
| Burra Road MINTARO | Mintaro Institute & Civic Hall | | 14444 |
| Burra Road MINTARO | Former Blacksmith Shop | | 14445 |
| Burra Road MINTARO | Former Carpenter's Workshop/Stables | | 14446 |
| Burra Road MINTARO | Dwelling - Jolly House | | 14447 |
| Burra Road MINTARO | Dwelling (former Shop & Dwelling) | | 14455 |
| Lot 22 Burra Street MINTARO | Shop & Cottage | | 14443 |
| Burra Street MINTARO | Dwelling (former Mintaro Police Station) | | 14440 |
| Burra Street MINTARO | Mounting Steps, Mintaro | | 14450 |
| Church Street MINTARO | Dwelling | | 14453 |
| Church Street MINTARO | Mintaro Primary School | | 14454 |
| Hill Street MINTARO | Dwelling, Outbuilding & Fence | | 14452 |
| Hill Street MINTARO | Former Mintaro Slate Mine Office & Dwelling | | 14457 |
| Kadlunga Road MINTARO | Kadlunga' House and Stone Garden Wall | | 14464 |
| Lot 9 Leasingham Road MINTARO | Magpie & Stump Hotel | | 14451 |
| Leasingham Road MINTARO | Devonshire House (former Devonshire Hotel & Footway) | | 14448 |
| Leasingham Road MINTARO | Reillys Cellar Door & Restaurant, Heritage B&B Cottages (former Shop & Dwelling) | | 14456 |
| Manoora Road MINTARO | 'Martindale Hall', Martindale Hall Conservation Park [includes Mortlock Weapons Collection, Billiards & Sporting, Pictorial & Heraldic Collections - Objects of heritage significance] | | 14449 |
| Mintaro Road MINTARO | Mintaro Cemetery | | 14458 |
| Slate Quarry Road MINTARO | Mintaro Slate Quarries | | 14465 |
| Wakefield Street MINTARO | Former Flour Mill | | 14459 |
| Wakefield Street MINTARO | Dwelling ('Wakefield Cottage') | | 14460 |
| Wakefield Street MINTARO | Dwelling & Kitchen | | 14461 |
| Young Street MINTARO | Dwelling (former Mintaro Anglican Church) | | 14462 |
| Young Street MINTARO | Dwelling | | 14463 |
| NAVAN VIA RIVERTON | Dwelling - Connell's Cottage and Well | | 14466 |
| Main North Road PENWORTHAM VIA CLARE | John Horrock's (sometime Green's) Cottage & Shed | A B E F G | 14467 |
| PETERS HILL VIA RIVERTON | Original Peters Hill Cemetery | | 14468 |
| 348 Main North Road RHYNIE VIA RIVERTON | Former Rhynie Council Chambers | | 14475 |
| Barrier Highway RIVERTON | Holy Trinity Anglican Church | | 14482 |
| 21-23 Frederick Place RIVERTON | Dwelling - Three Row Cottages | | 14469 |
| Off Jean Place RIVERTON | Former Riverton Railway Station, including station building, signal cabin, water tower and goods shed | | 14470 |
| Off Main North Road, near RIVERTON | Wooroora Winery Cellar Ruins | | 14472 |
| Masters Street RIVERTON | Mounting Steps, Riverton | A B | 14471 |
| near RIVERTON | Huppatz Cemetery | A C F | 14473 |
| Riverton-Marrabel Road near RIVERTON | Gottlieb Noack's House and Farm Complex | | 14474 |
| Strickland Road RIVERTON | Two Storey House, Detached Kitchen and Outbuilding | | 14476 |
| 17 Torrens Road RIVERTON | Former Butchers Shop and Bakery, Dwelling & Domestic Building | | 14481 |
| 27 Torrens Road RIVERTON | Riverton Hotel | | 14480 |
| 33 Torrens Road RIVERTON | Riverton Agencies Shop | | 14479 |
| 41 Torrens Road RIVERTON | Central Hotel | D F | 14478 |
| Torrens Road RIVERTON | Scholz Park Museum (former Blacksmith's & Wheelwright's Shops) | | 14477 |
| Barrier Highway near SADDLEWORTH | St Stephen's Catholic Church & Graveyard | | 14483 |
| College Road SEVENHILL VIA CLARE | Sevenhill Complex, comprising St Aloysius Catholic Church, St Aloysius College, Sevenhill Cellars, Shrines, Weikert House (Ruin), Smithy/Dairy (Ruin) and Sevenhill Cemetery | A B E F G | 14494 |
| Frederick Road TARNMA VIA SADDLEWORTH | Shed (former Pfitzner Stable) | | 14484 |
| Main Road UNDALYA VIA AUBURN | Undalya Bridge over the River Wakefield [Bowstring Truss] | | 14485 |
| Commercial Road WATERVALE | Former Stanley (former Coles) Grammar School | | 14486 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Great Northern Road WATERVALE | Annie's Lane (Quelltaler (former Springvale) Winery) | | 14490 |
| Hughes Park, Near WATERVALE | Hughes Park Homestead Complex, including Dwelling, Dairy, Blacksmithy, Stables, Petrol House, Coach House, Cottages, Offices, Garage and Manager's House | | 14487 |
| Main North Road WATERVALE | Watervale Community Hall (former Foresters' Lodge Hall) | | 14488 |
| Main North Road WATERVALE | Dwelling (formerly Winifred the Washerwoman's House) | | 14489 |
| Main North Road WATERVALE | Mounting Steps (two sets), Watervale | | 14491 |
| South Terrace WATERVALE | Rosenberg Winery | | 14492 |
| Rhynie-Balaklava Road, near WOOLSHED FLAT | Former Woolshed Flat Wesleyan Methodist Church | | 14493 |

## Cleve

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Cleve - Cowell Road CLEVE | Sims Farm Homestead | | 16537 |
| Off Cleve Road, near CLEVE | Dwelling ('Yeldulknie Cottage') | | 16535 |
| Off Cleve Road, near CLEVE | Yeldulknie Weir | | 16536 |
| Near DARKE PEAK | JC Darke Memorial & Grave | | 16534 |

## Coober Pedy

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Lot 13 Hutchison Street COOBER PEDY | Three-roomed dugout, including the ground within two metres of the dugout space | B | 16291 |
| Lot 9 Hutchison Street COOBER PEDY | Coober Pedy Catholic Church & Presbytery | | 16290 |

## Coorong

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Tolmer Rocks Road COLEBATCH VIA TINTINARA | Granite Underground Tank and Guttering System | | 16092 |
| Perkindoo Road COOKE PLAINS | Perkindoo Well (associated with 1850s Gold Escort Route) | | 16091 |
| The McIntosh Way COONALPYN | Binnie Well (associated with 1850s Gold Escort Route) | | 16087 |
| Princes Highway COORONG VIA MENINGIE | Magrath (sometimes McGrath) Flat Homestead, including Dwelling, Stables, Smithy, Shearers' Quarters and Woolshed | | 16084 |
| Woods Well-Culburra Road CULBURRA | Reedy Well (associated with 1850s Gold Escort Route) | | 16088 |
| Hawks Nest Road MALINONG VIA TAILEM BEND | Hawk's Nest Well (associated with 1850s Gold Escort Route) | | 16089 |
| near MENINGIE | Dwelling ('The Needles') - an outstation of the Point McLeay Mission | | 16086 |
| Campbell Park Road NARRUNG | Campbell Park Homestead (Dwelling, Outbuildings & Shearing Shed Ruins) | | 16083 |
| NARRUNG | Point McLeay (Raukkan) Settlement | | 16085 |
| Poltalloch Road POLTALLOCH | Poltalloch Station Complex including Main House, Stables & Barn, Pump House, Overseers House, Engineers House, Boundary Riders Cottage, Station Hands Cottage, Shearing Shed and Jetty Store | | 16080 |
| Poltalloch Road POLTALLOCH | Point Malcolm/Mundoo Lighthouse | | 16082 |
| Poltalloch Road POLTALLOCH | Original Poltalloch Homestead | | 16094 |
| Lime Kiln Road TAILEM BEND | Former Lime Kilns (designated place of archaeological significance) | B | 16093 |
| 66 Princes Highway TAILEM BEND | Former Tailem Bend Ferry Landing | A B | 16096 |
| 90 Railway Terrace TAILEM BEND | Tailem Bend Railway Station Building | | 16081 |
| Webb Street TAILEM BEND | Tailem Bend Turntable | A B | 16095 |
| Mills Road TINTINARA | Limestone Well (associated with 1850s Gold Escort Route) | | 16090 |
| Mills Road, near TINTINARA | Tintinara Station (Shearing Shed & Quarters & Hut) | | 16079 |

## Copper Coast

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Drain Road KADINA | Kadina Cemetery, including the Mortuary and Wall | | 13505 |
| Matta Road KADINA | Matta Matta House Museum (former Mine Manager's Dwelling) | | 13510 |
| Newland Road KADINA | Former Harvey's Pumping Station | | 13511 |
| 51 Taylor Street KADINA | Kadina Town Hall (incorporating 1880 Mechanics Institute) | | 13512 |
| 36-38 Taylor Street KADINA | Former Humphries Barber Shop (former Hancock's Barber Shop and Billiard Saloon) | | 13508 |
| Blanche Terrace MOONTA | All Saints Anglican Church | A E | 13521 |
| Blanche Terrace MOONTA | Masonic Hall (Duke of Edinburgh Lodge No. 16) | A B D G | 13520 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 21 Ellen Street MOONTA | Dwelling (former Bank of South Australia Moonta Branch, later Union Bank) | | 13502 |
| 29 Ellen Street MOONTA | Former Moonta School of Mines (previously Baptist Church) and Fence | | 13515 |
| Moonta-Kadina Road MOONTA | Bald Hill (Site of 1864 Miners' Strike Meetings) | A B F G | 13522 |
| Retallick Road MOONTA | Moonta Cemetery, including Wall, Gates and Waiting Room | | 13506 |
| Off Rossiters Road MOONTA BAY | Saltwater Intake and Pumping Station, Rossiters Point | A B E G | 13523 |
| Kadina Road MOONTA MINES VIA MOONTA | Moonta Tourist Office (former Moonta Railway Station) | | 13516 |
| 557 Milne Street MOONTA MINES VIA MOONTA | Moonta Mines Uniting (former Wesleyan Methodist) Church, including Fence and Sunday School Building | | 13499 |
| Moonta Mines MOONTA MINES VIA MOONTA | Moonta Mines Model Sunday School Site | | 13519 |
| Verco Street MOONTA MINES VIA MOONTA | Miner's Cottage & Fence | | 13513 |
| 487 Verran Terrace MOONTA MINES VIA MOONTA | National Trust Museum (former Moonta Mines Model School) | | 13507 |
| MOONTA MINES VIA MOONTA | Former Hughes Pump House & Chimney | | 13509 |
| NORTH YELTA VIA MOONTA | Yelta Smelter (Ruin) | | 13517 |
| 1 Jetty Road WALLAROO | Dwelling (former Wallaroo Customs House) | | 13503 |
| John Terrace WALLAROO | Former Wallaroo Railway Station | | 13518 |
| 1 Johns Terrace WALLAROO | Wallaroo Police Station & Dwelling | | 13500 |
| 32 Lydia Terrace WALLAROO | Former Wallaroo Courthouse | | 13504 |
| 8 Stirling Road WALLAROO | Former Wallaroo Wesleyan Methodist Church | | 13501 |
| WALLAROO | Wallaroo Smelters Site, including Hughes chimney stack, Wallaroo Seafarers' Centre (former Smelters' offices), ruins of various structures and slag heaps | | 13514 |

## Elliston

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Off Flinders Highway ELLISTON | Cast Iron Lead Light | | 16658 |
| Off Flinders Highway ELLISTON | Elliston Jetty | | 16661 |
| Flinders Highway ELLISTON | Oaklands Shearing Shed | | 16660 |
| 9 Memorial Drive ELLISTON | Elliston CWA (Country Women's Association) Rest Rooms | | 16662 |
| Off Sheringa - Sheringa Beach Road SHERINGA VIA PORT LINCOLN | Round Lake Washing Pool | | 16659 |

## Flinders Ranges

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Main Street CRADOCK | Former St Gabriel's Catholic Church | | 16353 |
| 20 Cradock Road HAWKER | St Philip and St James Catholic Church | A E G | 16347 |
| Hawker-Wilpena Road HAWKER | Mount Desire Dyke (designated place of geological significance) | B C | 16363 |
| Wonoka-Hawker Road HAWKER | Hawker Railway Station Complex - Goods Shed, Wool Platform and Crane | | 16354 |
| Wonoka-Hawker Road HAWKER | Hawker Railway Station Complex - Station Building | | 21016 |
| Wonoka-hawker Road HAWKER | Hawker Railway Station Complex - Water Tank and Water Column | | 21017 |
| HAWKER | Wirreanda Creek Railway Bridge [Metal Girder] | | 16356 |
| HAWKER | 1885 Hawker Dam | A B | 16364 |
| Arden Vale Road QUORN | Mount Arden Station Homestead | | 16357 |
| 37 First Street QUORN | Savings Bank of South Australia Quorn Branch | | 16343 |
| 45-47 First Street QUORN | Foster's Store | | 16355 |
| Quorn-Hawker Road QUORN | Kanyaka Station Main Ruins, nearby Woolshed and Cemetery, and Stone Walling on other side of the Hawker Road | | 16351 |
| 2 Railway Terrace QUORN | Flinders Ranges Motel (former Dunn's Flour Mill) | | 16338 |
| 6 Railway Terrace QUORN | Dwelling (former Bank of Adelaide Quorn Branch) | | 16341 |
| 11 Railway Terrace QUORN | National Bank Quorn Branch | | 16342 |
| 16 Railway Terrace QUORN | Austral Hotel | | 16346 |
| 17 Railway Terrace QUORN | Quornucopia Shop (former Bruse's Hall) | | 16345 |
| 18 Railway Terrace QUORN | Criterion Hotel | | 16349 |
| 19 Railway Terrace QUORN | Quorn Courthouse | | 16339 |
| 20 Railway Terrace QUORN | Quorn Town Hall | | 16348 |
| 25 Railway Terrace QUORN | The Quorn Hotel (formerly Grand Junction Hotel) | | 16344 |
| 14-15 Railway Terrace QUORN | Transcontinental Hotel | | 16340 |
| 20 (Rear) Railway Terrace QUORN | Quorn Institute | A D G | 16359 |
| Railway Terrace QUORN | Quorn Railway Station & Yard, including the Goods Shed, Carriage Shed and the Barracks | | 16352 |
| Railway Terrace QUORN | Catholic Church of the Immaculate Conception | A E G | 16360 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 15 Seventh Street QUORN | St Matthew's Anglican Church | A E G | 16361 |
| Saltia Creek, Pichi Richi Pass Via STIRLING NORTH | Saltia Creek Elatina Formation (designated place of geological significance) | C | 16350 |
| Near WOOLSHED FLAT VIA PORT AUGUSTA | Woolshed Flat Railway Bridge | | 16358 |

## Franklin Harbour

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 53 Main Street COWELL | Franklin Harbour Hotel | | 16538 |

## Gawler

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1 Calton Road GAWLER | Target Supermarket complex (former James Martin & Co's Phoenix Foundry, including stone facades to High Street and Calton Road and portion of stone building on Calton Road) | | 15372 |
| 11 Dawkins Avenue WILLASTON | Willaston Cemetery | A E | 15401 |
| 10 Cowan Street GAWLER | Old Bushman Hotel | | 15970 |
| 1 Deland Avenue GAWLER | Trevu House Nursing Home (former Dwelling of James Martin MLC) | | 15407 |
| 12-14 Dundas Street GAWLER | Former Victoria Mill Counting House, Office, Weighbridge Office and Stone Wall | B | 15420 |
| Dundas Street GAWLER | Dwelling ('Tortola House', sometime Methodist manse) and Front Fence (masonry & cast iron) | | 18914 |
| 25-27 Eighteenth Street GAWLER | The Overway Hotel (formerly Railway Family Hotel) | | 15452 |
| Julian Terrace GAWLER | Office & Shops (former Gawler (former Union) Mill) | | 15609 |
| 12,16 & 18 King Street GAWLER | Dwelling - Hemingby Cottages | | 15627 |
| 18 Murray Street GAWLER | Gawler Baptist Church | | 15732 |
| 25 Murray Street GAWLER | Solicitors' Offices (former Bank of South Australia Gawler Branch, later Union Bank) | | 15734 |
| 33 Murray Street GAWLER | BankSA (former Savings Bank of South Australia Gawler Branch) | | 15736 |
| 59 Murray Street GAWLER | National Trust Museum (former Gawler Telegraph Station) | | 15737 |
| 61 Murray Street GAWLER | Shops (former Gawler Post Office) | | 15738 |
| 66 Murray Street GAWLER | National Australia Bank Gawler Branch | | 15739 |
| 89 Murray Street GAWLER | Gawler Town Hall | | 15741 |
| 91 Murray Street GAWLER | Gawler Institute | | 15742 |
| 93 Murray Street GAWLER | ANZ Bank (former Bank of Adelaide Gawler Branch, sometime Union Bank) & Front Fence | | 15743 |
| 146-154 Murray Street GAWLER | Pile's Building Shops | | 15731 |
| 30 - 32 Murray Street GAWLER | Kingsford Hotel (originally Globe Inn, later Globe Hotel) | | 15735 |
| 77-79 Murray Street GAWLER | Golden Fleece Hotel (previously Old Spot Hotel) | | 15740 |
| 98-100 Murray Street GAWLER | Essex House (later HB Crosby Pty Ltd, now Lesley's of Gawler) | | 15744 |
| Murray Street GAWLER | McKinlay Memorial & Pioneer Park | | 15730 |
| Murray Street GAWLER | SA Water Offices (former Gawler Pumping Station) | | 15733 |
| 1-13 Nixon Terrace GAWLER | Gawler Primary School (former Gawler Model School) | | 15761 |
| 1 Scheibener Terrace GAWLER | Child Care Centre (former Gawler Wesleyan Methodist Manse) | | 15806 |
| 6 Sixteenth Street GAWLER | Dwelling ('Sunnybrae') | | 15866 |
| 1 Tod Street GAWLER | Former Taylor & Forgie Workshop and Dwelling | | 15985 |
| Lot 102 Tod Street GAWLER | Gawler Uniting (former Wesleyan Methodist) Church | | 15906 |
| Twenty-third Street GAWLER | Gawler Railway Station Complex | | 15958 |
| Barossa Valley Highway GAWLER EAST | Tea Rooms (former Wheatsheaf Hotel) | | 15871 |
| 1 Duffield Street GAWLER EAST | Martindale Aged Care (former Dwelling) | | 15418 |
| 1 Turner Street GAWLER EAST | Dwelling | | 15910 |
| 11 Railway Terrace GAWLER SOUTH | Dwelling | | 15780 |
| 8-10 Seventh Street GAWLER SOUTH | Former Provincial Gas Company (later SA Gas Co) Gawler Gas Works | | 15859 |
| 25 Twentythird Street GAWLER SOUTH | Former Wheat Store | | 15959 |
| Penrith Avenue GAWLER WEST | Dwelling ('Para Para') | | 15774 |

## Goyder

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Tothill Belt Road APOINGA VIA SADDLEWORTH | Former Apoinga Hotel, 'Wilivere' | A C | 14398 |
| Tothill Belt Road APOINGA VIA SADDLEWORTH | Apoinga Smelter Site | | 14355 |
| Main Road BOOBOROWIE | Former Booborowie Council Chambers | | 14356 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| BOOBOROWIE | Booborowie Homestead, Outbuildings, Stables, Shearing Shed and Water Tank | G | 14401 |
| 1 Best's Place BURRA | Royal Exchange Hotel | | 14358 |
| Bridge Terrace BURRA | Former Unicorn Brewery Cellars & Wall | | 14359 |
| Burra Mine Area BURRA | Former Powder Magazine, Burra Mine Area | | 14363 |
| Burra Mine Area BURRA | Former Haulage Engine Chimney [Welsh], Burra Mine Area | | 14364 |
| Burra Mine Area BURRA | Former Graves Pump House | | 14365 |
| Burra Mine Area BURRA | Former Mine Manager's Dwelling and Office | | 14366 |
| Burra Mine Area BURRA | Former Engine/Crusher House | | 14368 |
| Burra Mine Area BURRA | Former Morphett's Pump House | | 14369 |
| Burra Mine Area BURRA | Former Crusher Chimney [Cornish], Burra Mine Area | | 14371 |
| Burra Mine Area BURRA | Former Ore Sorting Floor, Burra Mine Area | | 14372 |
| Burra Mine Area BURRA | Former Winding House | | 17651 |
| Burra Road BURRA | Princess Royal Homestead | | 14374 |
| Burra Road BURRA | Princess Royal Station (Coach House, Stables & Attached Gate) | | 14375 |
| 19-27 Chapel Street BURRA | Dwelling - McBride Cottages | | 14382 |
| 5-11A Chapel Street BURRA | Dwelling - Barker of Baldina Homes | | 14381 |
| 21 Commercial Street BURRA | Drew & Crewe's Store and Outbuilding | | 14384 |
| 22 Commercial Street BURRA | Commercial Hotel | | 14383 |
| 29 Commercial Street BURRA | Stone Wall located on north side of Commercial Street | | 14385 |
| 39 Commercial Street BURRA | Timber Dwelling of the 1840s | | 14376 |
| Commercial Street BURRA | Kooringa Bridge [Bowstring Truss] | | 14377 |
| Commercial Street BURRA | Stone Wall located on south side of Commercial Street and Ware Street | | 14378 |
| Helston Street BURRA | Former Redruth (North Burra) Police Station, Cells and Stables | | 14328 |
| 2 Kangaroo Street BURRA | Dwelling - Part of former home of John and Essington Lewis | | 14342 |
| 4 Kingston Street BURRA | Kooringa Hotel | | 14388 |
| 11 Kingston Street BURRA | Former Burra Salvation Army Citadel | | 14386 |
| Kingston Street BURRA | Office (former Burra Bible Christian Chapel) | | 14387 |
| Kingston Street BURRA | Dwellings (Paxton Square Cottages) | | 14389 |
| Ludgvan Street BURRA | Redruth Bridge including Stone Abutments & Walls [Bowstring Truss] | | 14390 |
| 5 Market Square BURRA | Burra Hotel (previously Miners Arms Hotel) | | 14395 |
| Market Square BURRA | Market Square Rotunda (A Memorial to King Edward VII) | | 14393 |
| Market Square BURRA | Burra War Memorial | | 14394 |
| 1 Market Street BURRA | National Australia Bank Burra Agency | | 14308 |
| 3 Market Street BURRA | Dwelling | | 14309 |
| 5 Market Street BURRA | Art Gallery (former Burra Post & Telegraph Office) | | 14310 |
| 26 Market Street BURRA | Dwelling (former Smelter's Home Hotel) | | 14314 |
| Market Street BURRA | St Mary's Anglican Church | | 14311 |
| Market Street BURRA | Burra Mines Historic Site [includes Burra Jinker - Object of heritage significance] | | 14312 |
| Market Street BURRA | St Mary's Anglican Church Hall | | 14313 |
| Market Street BURRA | Burra Town Hall (incorporating the original Miners' and Mechanics' Institute) | | 14315 |
| Market Street BURRA | Peacock's Chimney [Cornish], Burra Mine Area | | 14373 |
| Market Street BURRA | Mine Bridge [Stone Arch] abutments and wall on east side of Market Street | | 14391 |
| Market Street BURRA | Former South Australian Mining Association Store Room, Yard & Walls, Burra Mine Area | | 14392 |
| Market Street BURRA | Former South Australian Mining Association Storeman's Dwelling, Burra Mine Area | | 20500 |
| Mitchell Flat BURRA | Former Miners' Dugouts, tributary of Burra Creek | | 14362 |
| Mitchell Flat BURRA | Former Dugout Sites, Burra Creek | | 14379 |
| Railway Terrace BURRA | Former Bon Accord Mine Site (including Mine Buildings, Wall Sections and Slag Heap) | | 14316 |
| Railway Terrace BURRA | Burra Railway Station (Station Buildings, Water Columns and Tank) | | 14317 |
| Sancreed Street BURRA | Former Redruth (North Burra) Courthouse | | 14318 |
| Smelts Road BURRA | Former Burra Smelts Historic Site, including Smelts Bridge Abutments, Smelter Ruins, Smelter Furnace Ruins, Smelts Manager's Residence and Office | | 14319 |
| Smelts Road BURRA | Burra Community School (former Model School) | | 14320 |
| Smelts Road BURRA | Former Burra Smeltsyard & Storehouse | | 14321 |
| Spring Street BURRA | Burra Cemetery | | 14322 |
| Springbank Road BURRA | Old Koonoona Homestead | | 14344 |
| 9 St Just Street BURRA | Former Smelts Superintendent's Dwelling & Wall | | 14323 |
| Tregony Street BURRA | Former Redruth Gaol (sometime Girls Reformatory) | | 17650 |
| 8 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14336 |
| 9 Truro Street BURRA | Attached Cottage | | 14337 |
| 10 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14329 |
| 11 Truro Street BURRA | Attached Cottage | | 14330 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 12 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14331 |
| 13 Truro Street BURRA | Attached Cottage | | 14332 |
| 14 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14333 |
| 16 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14334 |
| 18 Truro Street BURRA | Attached Dwelling ('Tiver's Row') | | 14335 |
| 2 Upper Thames Street BURRA | Attached Stone Cottage built for the South Australian Mining Association | | 14325 |
| 4 Upper Thames Street BURRA | Attached Stone Cottage built for the South Australian Mining Association | | 14326 |
| 6 Upper Thames Street BURRA | Dwelling built by the South Australian Mining Association | | 14370 |
| 8 Upper Thames Street BURRA | Dwelling built by the South Australian Mining Association | | 14340 |
| 9 Upper Thames Street BURRA | Dwelling (sometime Masonic Hall, former Burra Primitive Methodist Church) | | 14327 |
| 10 Upper Thames Street BURRA | Dwelling built by the South Australian Mining Association | | 14338 |
| 12 Upper Thames Street BURRA | Dwelling built by the South Australian Mining Association | | 14339 |
| 16 Upper Thames Street BURRA | Dwelling | | 14324 |
| Vineyard Terrace BURRA | Dwelling ('Heathmont') | | 14341 |
| 1A Ware Street BURRA | Coach House - Part of former home of John and Essington Lewis | | 17660 |
| BURRA | Hampton Township Precinct | | 17652 |
| Dare's Hill Route near COLLINSVILLE VIA MOUNT BRYAN | Piltimittiappa Homestead, Chimney & Kitchen | A B G | 14345 |
| 8 South Terrace EUDUNDA | Eudunda Roadhouse | | 14346 |
| near HALLETT | Cappeedee Homestead & Woolshed | A D E G | 14347 |
| near HALLETT | Ulooloo Homesteads, Dairies & Hut | A B | 14348 |
| KETCHOWLA VIA HALLETT | Ketchowla Woolshed, Old Homestead & Outbuildings to Old Homestead | A B E | 14399 |
| MONGOLATA MONGOLATA | Mongolata Gold Battery, remains of Cyanide Works, Eating House and Dugouts and former Byles' Mine, Mongolata Goldfield | A | 14397 |
| MOUNT BRYAN | Mackerode Homestead (Dwelling, Petrol Room, Shearing Shed, Workshop & Garage) | A | 14343 |
| Dare's Hill Tourist Route near MT BRYAN EAST VIA HALLETT | Collinsville Homestead Complex (Homestead, old cottage to south of homestead, house and underground tank to west of homestead, stone barn, stables, smithy & shearers' quarters) | A G | 14349 |
| Truro Road NEALES FLAT VIA EUDUNDA | Ziegeler's Farm Group, including pug and pine cottage, remains of underground room, two stone dwellings, stone tank, two large and one small thatched sheds and dam | | 14350 |
| Besanko Street TEROWIE | Cell Block of former World War Two Staging Camp, Terowie Oval | A | 14351 |
| Main Street TEROWIE | Terowie Hotel | A | 14400 |
| Main Street TEROWIE | Former General Store | | 14352 |
| Main Street TEROWIE | Former ES & A (English, Scottish & Australian) Bank Terowie Branch | B D | 14353 |
| Railway Terrace TEROWIE | Terowie Railway Station (platform with plaques, part of original station building including porter's lamp room & connected lavatories & detached guard room) | A F G | 14354 |
| Off Wonna Road, near TEROWIE | Former Smokehouse | B | 14360 |
| near WHYTE YARCOWIE | Mungibbie Homestead | A | 14361 |

## Grant

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Lighthouse Road CAPE NORTHUMBERLAND VIA PORT MACDONNELL | Cape Northumberland Lighthouse | | 16332 |
| 876 Mingbool Road MINGBOOL VIA MOUNT GAMBIER | Mingbool Homestead & Stables | | 16334 |
| Pinehall Avenue MOUNT GAMBIER | Dwelling ('Pine Hall') | | 16335 |
| Ruwoldt Road near MOUNT GAMBIER | Dwelling - German Style Cottage | | 16333 |
| 640 McLeans Road MOUNT SCHANK | Mount Salt Limestone Track | B | 27080 |
| 3 Charles Street PORT MACDONNELL | The Customs House' (former Port MacDonnell Customs House, Courthouse, Telegraph Station and Police Station) | | 16330 |
| Dingley Dell Road PORT MACDONNELL | Dingley Dell Museum (former Dwelling of Adam Lindsay Gordon), Dingley Dell Conservation Park | | 16331 |
| Mount Gambier - Carpenters Rocks Road, near PORT MACDONNELL | Coola Shearing Shed | A D | 16336 |
| North of Carpenters Rocks, near PORT MACDONNELL | Cape Banks Lighthouse, Canunda National Park | B | 16337 |
| Caroline Forest HQ Road YAHL | Former Oast House and Attached Stone Building | | 16329 |

## Holdfast Bay

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 444 Brighton Road BRIGHTON | St Jude's Cemetery | | 4384 |
| 24 Jetty Road BRIGHTON | Brighton Municipal Offices and Council Chambers | | 4385 |
| Colley Reserve GLENELG | Colley Reserve Rotunda | | 4572 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 90 Jetty Road GLENELG | St Andrew's Uniting (former Congregational) Church Hall [original 1859 church] | E G | 4498 |
| 92 Jetty Road GLENELG | St Andrew's Uniting (former Congregational) Church | E G | 18907 |
| 15 Moseley Square GLENELG | Glenelg Charcoal Yiros House (former Glenelg Post Office and Dwelling) | | 4388 |
| Moseley Square GLENELG | Pioneers Memorial, Glenelg | | 4389 |
| Moseley Square GLENELG | Glenelg Town Hall (originally the Glenelg Institute) | | 4390 |
| 62 Moseley Street GLENELG | Dwelling | | 4391 |
| 5 Olive Street GLENELG | Dwelling (formerly 'Russell Court' and 'The Olives') | | 4392 |
| 38 Partridge Street GLENELG | Townsend Drinking Fountain, located at Partridge House (previously located at Colley Reserve) | | 4393 |
| 11 Pier Street GLENELG | Waterworth Hospital (former Dwelling) | | 4394 |
| 14 South Esplanade GLENELG | Dwelling ('Stormont') | | 4396 |
| 16 South Esplanade GLENELG | Albert Hall (former Oriental Private Hotel) | | 4397 |
| 6-7 South Esplanade GLENELG | Dwelling - Seafield Tower | | 4395 |
| Torrens Square GLENELG | St Peter's Anglican Church, Glenelg | | 4398 |
| 43 MacFarlane Street GLENELG NORTH | Old Gum Tree Site (Supposed site of the proclamation of the establishment of government in 1836) | | 4399 |
| 34 Broadway GLENELG SOUTH | Dwelling ('Blanche Villa') | | 4400 |
| 32 Esplanade GLENELG SOUTH | Dwelling - ''Glenara''; Glenara House | | 4574 |
| Kaurna Country, 88 Moseley Street, GLENELG SOUTH | Shandon (Flats) | A B D E | 28212 |
| 5 Robert Street GLENELG SOUTH | Dwelling - 'Colonna' | | 4573 |
| 388 Brighton Road HOVE | Former Brighton Town Hall | A G | 27072 |
| 28 King George Avenue HOVE | Townsend House | | 4401 |
| 48 Kingston Crescent KINGSTON PARK | Kingston House (former Marino Homestead, former Dwelling and Marino Inn) | | 4386 |
| 12-16 King George Avenue NORTH BRIGHTON | Brighton [earlier Avenue, then Sunbeam] House, Minda Home | | 4575 |
| 12-16 King George Avenue NORTH BRIGHTON | Verco Building, Minda Home | | 4576 |
| 12-16 King George Avenue NORTH BRIGHTON | Rogerson Building, Minda Home | | 4577 |
| 44 Maitland Terrace SEACLIFF | Hardy Family House | | 4402 |
| 195-235 Brighton Road SOMERTON PARK | Paringa Hall' (former Dwelling), Sacred Heart College | | 4403 |
| 20 Oaklands Road SOMERTON PARK | Modernist Style Dwelling | | 4404 |

## Kangaroo Island

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| near AMERICAN RIVER | D'Estrees Bay Whaling Site, Cape Gantheaume Conservation Park | | 16015 |
| Pelican Lagoon, near AMERICAN RIVER | Threshing Floor, Pelican Lagoon Conservation Park | A C | 16016 |
| Off Willoughby Road ANTECHAMBER BAY VIA PENNESHAW | Farmhouse ('Freshfields') and Graves | C G | 16020 |
| Lierich Drive BALLAST HEAD VIA AMERICAN RIVER | Fish Canning Factory Site | C | 16018 |
| Point Morrison BALLAST HEAD VIA AMERICAN RIVER | Dwelling - Jacob Seaman's Hut Site (Ruin) | A C | 16019 |
| 24 Ryberg Road AMERICAN RIVER | Former American River Methodist Church | E | 28471 |
| Playford Highway CAPE BORDA VIA KINGSCOTE | Harveys Return Cemetery, Flinders Chase National Park | | 16028 |
| CAPE BORDA VIA KINGSCOTE | Cape Borda Lighthouse (originally 'Flinders Light') and Keepers' Cottages, Flinders Chase National Park | | 16021 |
| CAPE BORDA VIA KINGSCOTE | Harveys Return Landing Site, Flinders Chase National Park | | 16027 |
| Willoughby Road CAPE WILLOUGHBY VIA PENNESHAW | Cape Willoughby Lighthouse Tower (excluding modern lantern), Cape Willoughby Conservation Park | | 16048 |
| Duck Lagoon Road CYGNET RIVER VIA KINGSCOTE | Farm and Eucalyptus Oil Distillery Ruins, Duck Lagoon | C | 16038 |
| CYGNET RIVER VIA KINGSCOTE | Dwelling & Eucalyptus Oil Distillery Ruins | C | 16022 |
| near EMU BAY VIA KINGSCOTE | Cape d'Estaing to Emu Bay (west) and Emu Bay (east) to Boxing Bay Coastline (designated place of palaeontological significance) | B C D | 16023 |
| Maupertuis Bay FLINDERS CHASE VIA KINGSCOTE | David Kilpatrick's Grave, Flinders Chase National Park | A | 16030 |
| FLINDERS CHASE VIA KINGSCOTE | Cape du Couedic Lighthouse Keepers' Cottages, Stable & Store, Flinders Chase National Park | | 16025 |
| FLINDERS CHASE VIA KINGSCOTE | Weirs Cove Jetty, Funnelway & Store Ruin, Flinders Chase National Park | | 16026 |
| FLINDERS CHASE VIA KINGSCOTE | Cape du Couedic Lighthouse, Flinders Chase National Park | | 16024 |
| FLINDERS CHASE VIA KINGSCOTE | Rocky River Homestead including Postman's Cottage and May's Cottage, Flinders Chase National Park | | 16029 |
| Off South West River Road KARATTA VIA KINGSCOTE | Grassdale Homestead (also known as Edwards' Cottage) and Sealers' Sites, Kelly Hill Conservation Park | C | 16036 |
| Cassini Road, near KINGSCOTE | Cassini Station Complex and Mulberry Tree | A B C | 16040 |
| Lot 140 Centenary Avenue KINGSCOTE | Dwelling ('Hope Cottage') | | 16031 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Off Cordes Road KINGSCOTE | The Bluff' Cottage (formerly 'Reeves' Cottage, 'Seaview Farm') | | 16035 |
| 66 Dauncey Street KINGSCOTE | Combined Shop/Dwelling (originally Barrett's Store) | | 16033 |
| Reeves Point KINGSCOTE | Reeves Point Settlement Site (site of the first official settlement in the Colony), including cemetery, well and mulberry tree | | 16032 |
| South of KINGSCOTE | Former Faulding's Eucalyptus Plantation | C G | 16037 |
| KINGSCOTE | Old Government Quarry | | 16034 |
| KINGSCOTE | Threshing Floor, Cape Gantheaume Conservation Park | A B C D | 16017 |
| Frenchmans Terrace PENNESHAW | Frenchman's Rock Monument, Well & Pine Trees | A F | 16041 |
| Hog Bay Road PENNESHAW | Penneshaw Cemetery | C F | 16044 |
| Off Howard Drive PENNESHAW | Christmas Cove (designated place of geological significance) | C G | 16046 |
| Ironstone Hill & Alex's Lookout (between) PENNESHAW | Threshing Floor | C | 16042 |
| near PENNESHAW | Bates Farmhouse, Threshing Floor & Roller, Baudin Conservation Park | | 16043 |
| Willson River Road PENNESHAW | Dwelling - Rock Villa, Hog Bay River Station | A B | 16045 |
| Between Cape Bouguer & Cape Kersaint STUN'SAIL BOOM | Tilka Huts, Shed and Graves Site | A | 16039 |
| WISANGER VIA KINGSCOTE | Former Wisanger School | | 16047 |

## Karoonda East Murray

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| BAKARA VIA SWAN REACH | Nildottie Well Site, including well, limestone chimney, pump, steam engine and boiler, two tanks, three troughs and pine hut | | 16013 |
| near MERCUNDA | Elizabeth Well including Water Tank, Drinking Troughs and Cottage (ruin) | A | 16014 |

## Kimba

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Near CUNYARIE VIA KIMBA | Cunyarie Rocks (Emu Rocks) Water Supply Structure | | 16532 |
| Near Wirrigenda Hill KIMBA | Stables, Shed & Yards | | 16533 |

## Kingston

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Rowney Road BLACKFORD | Blackford Reserve including three cottages | A D | 26037 |
| 67 Cooke Street KINGSTON SE | Dwelling ('Vine Cottage') | | 16260 |
| 80 Cooke Street KINGSTON SE | Dwelling - Cooke's Cottage | | 16259 |
| 1B Cooke Street KINGSTON SE | Former Police Station Complex (including office, residence, internal courtyard, cells and stables) | A D | 26038 |
| corner of Hanson and Cooke Streets KINGSTON SE | Kingston SE Post Office | | 16256 |
| 11 Hanson Street KINGSTON SE | Former Wool Store | A D | 26039 |
| 32 Marine Parade KINGSTON SE | Museum (former Cape Jaffa Lighthouse) | | 16254 |
| near KINGSTON SE | Chinamans Well, Coorong National Park | | 16257 |
| near KINGSTON SE | Cantara Homestead, Coorong National Park | | 16258 |
| Kingston-Robe Road MOUNT BENSON | Former Noolook Bark Mill Site (including house, office, weighbridge, engine bases, well, tank base, shed/way station, sheep dip and stable ruins) | A B D | 26036 |
| Bowaka Road REEDY CREEK VIA KINGSTON S.E. | Bowaka Station (including Kitchen, Blacksmithy, Stable, Woolshed, Stone Walling and Underground Tank) | | 16255 |
| Woolmit Road REEDY CREEK VIA KINGSTON S.E. | Woolmit Homestead Complex (including stone main house, cottage, kitchen, sheds, walled yard, woolshed and ruinous structures) | A D | 26034 |

## Light

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Old Sturt Highway DAVEYSTON VIA NURIOOTPA | Former General Store & Residence & Separate Former Daveyston Post Office | | 13361 |
| Old Sturt Highway DAVEYSTON VIA NURIOOTPA | Former Boarding House | | 13362 |
| Clarke Street FREELING | Freeling Institute | | 13325 |
| 1 Hanson Street FREELING | Freeling Hotel | | 13326 |
| Edward Road GAWLER BELT VIA GAWLER | Former Chaff Mill & House | | 13327 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Schmaal Road GOMERSAL VIA TANUNDA | Former Schoenborn Bethlehem Lutheran Church/School and attached Teacher's Residence | B F | 13363 |
| Schmaal Road GOMERSAL VIA TANUNDA | Schoenborn Lutheran Cemetery | A B | 13364 |
| Greenock Road GREENOCK | Dwelling - former Brock House | | 13329 |
| Caroline Street HAMILTON VIA KAPUNDA | Dutton Memorial Church of St Matthew (Anglican) | | 13334 |
| Anlaby Road KAPUNDA | Anlaby Shearing Shed, Slaughterhouse, Shearers' Quarters and Manager's House | A G | 17617 |
| Anlaby Road KAPUNDA | Anlaby Homestead (including main & bluestone dwellings, stables, grotto, courtyard & quarters) | | 17616 |
| Baker Street KAPUNDA | Elliott Memorial Gates and Stone Fence, Dutton Park | A E F G | 13332 |
| 4 Branson Crescent KAPUNDA | Christ Church Anglican Church, Fincham and Hobday Pipe Organ and Clock | B G | 20495 |
| Cameron Jackson Mine & Morton St East Tce Perry Rd KAPUNDA | Kapunda Mine Historic Site | | 13330 |
| 10 Cameron Street KAPUNDA | Miner's Cottage | | 13333 |
| 3 Chapel Street KAPUNDA | Theatre (former Kapunda Congregational Chapel) | | 13335 |
| 6 Chapel Street KAPUNDA | Dwelling (former Kapunda Police Station) | | 13336 |
| 8 Chapel Street KAPUNDA | Dwelling (former Kapunda Courthouse) | | 13337 |
| Gawler-Kapunda Road, Near KAPUNDA | McCarthy's Crossing Bridge over River Light [Metal Girder] | A D | 13328 |
| Hawkers Creek Road KAPUNDA | Ross Creek Bridge [Stone Triple Arch] | | 13344 |
| 65 High Street KAPUNDA | Former dwelling ('Osborne House'), Lefevre Community Centre | A F | 13338 |
| 5 Hill Street KAPUNDA | Kapunda Visitor Information Centre (former Kapunda Herald Printing Office) | | 13339 |
| 7 Hill Street KAPUNDA | Kapunda Institute | A D F | 13340 |
| 11 Hill Street KAPUNDA | Kapunda Museum (former Kapunda Baptist Church) | | 13341 |
| 10 Jackson Street KAPUNDA | Former Mine Manager's Cottage | | 13342 |
| 49 Main Street KAPUNDA | Heuzenroeder's Office (former Elder Smith & Co. Office) | A F G | 13345 |
| 50 Main Street KAPUNDA | North Kapunda Hotel | A D F | 13346 |
| 66 Main Street KAPUNDA | National Bank Kapunda Branch (Exterior only) | A | 13348 |
| 81 Main Street KAPUNDA | Shop (former Commercial Inn) | | 13349 |
| 51-53 Main Street KAPUNDA | Kapunda Visitor Information Centre (Thomson Building) (former Shop, later Council Offices and Library) | | 13347 |
| 94-96 Main Street KAPUNDA | Former Farm Machinery Store | A | 13350 |
| 6 Mildred Street KAPUNDA | Prince of Wales Hotel - Main Building, former Ostler's Cottage and Wall | A | 13351 |
| Mildred Street KAPUNDA | Kapunda Primary School | | 13352 |
| 2 Mine Street KAPUNDA | Dwelling (former Shop, sometime School) | | 13353 |
| Morton Street KAPUNDA | Chimney [Cornish], former Kapunda Copper Mine | | 13343 |
| Mugg Street KAPUNDA | Dwelling (Mine Square Cottage) | | 13354 |
| 4 Perry Road KAPUNDA | Former Kapunda Showground Pavilion & Wall | D F | 13355 |
| Railway Parade KAPUNDA | Kapunda Railway Station Building | | 13356 |
| River Light Road KAPUNDA | Light River Road Bridge [Metal Girder] | | 17619 |
| West Terrace KAPUNDA | Main Administration Building (former Dwelling 'Lanark House' later 'Eringa'), Kapunda High School | E F G | 17620 |
| Truro Road KOONUNGA VIA KAPUNDA | Yatara Homestead (including Dwelling & Stone Woolshed) | | 13331 |
| Gerald Roberts Road MARANANGA VIA NURIOOTPA | Dwelling - A prefabricated 'Manning' House | A B D E | 13357 |
| Neldner Road MARANANGA VIA NURIOOTPA | Farm Complex, including Two Cottages and House | A B E | 17621 |
| Seppeltsfield Road MARANANGA VIA NURIOOTPA | St Michael's Gnadenfrei Lutheran Church | | 13359 |
| Seppeltsfield Road MARANANGA VIA NURIOOTPA | Former Gnadenfrei School and Residence | A F | 13360 |
| Holland Road ROSEDALE VIA GAWLER | Office (former Dwelling 'Holland House'), Turretfield Research Centre | | 17614 |
| Kingsford Road ROSEDALE VIA GAWLER | Kingsford Homestead | | 17613 |
| ROSEWORTHY | Original School Building, Roseworthy Agricultural College | | 17622 |
| Seppeltsfield Road SEPPELTSFIELD VIA NURIOOTPA | Seppeltsfield Winery, including 1890 Winery, Bond Store, Distillery, Boilerhouse, Chimney, House, Dining Hall, Cellars, Offices, Laboratory, Stables, Mausoleum and Palm Trees | | 13358 |
| Doecke Road ST KITTS VIA TRURO | Springvale' (Doecke) Farm, including Dwelling, Thatched Shed & Dairy | A | 17618 |
| 34-36 Annie Terrace WASLEYS | Ridley Arms Hotel | | 13365 |
| Wasleys Road REDBANKS | Redbanks Road Bridge over the River Light [Metal Arch] | | 13321 |
| Heaslip Road ANGLE VALE | Angle Vale Bridge [Laminated Timber Arch] | | 13324 |
| Hamley Bridge Road HAMLEY BRIDGE | Bridge over the River Light [Metal Truss] | | 13637 |

## Lower Eyre Peninsula

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Lincoln Highway BOSTON | Dwelling ('Boston House') | | 16607 |
| COFFIN BAY | Former Coffin Bay Whaling Site (designated place of archaeological significance) Coffin Bay National Park | B C | 16608 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Flinders Highway LAKE HAMILTON VIA PORT LINCOLN | Lake Hamilton Eating House | | 16594 |
| Stamford Hill, Lincoln National Park LINCOLN NATIONAL PARK | Flinders Monument, Stamford Hill, Lincoln National Park | | 16600 |
| LINCOLN NATIONAL PARK | Memory Cove Tablet Site, Memory Cove Wilderness Protection Area | | 16599 |
| Lot 10 Woolshed Drive MOUNT DUTTON BAY | Mount Dutton Bay Jetty | | 16601 |
| Lot 874 Woolshed Drive MOUNT DUTTON BAY | Mount Dutton Bay Woolshed | | 21021 |
| Flinders Highway, Via MOUNT HOPE | Lake Hamilton Homestead Complex including Homestead, Drafting Yards, Shearing Shed, Cemetery, Outbuildings, Mess Hut and Store (ruin) | | 16595 |
| Lincoln Highway NORTH SHIELDS | Former CW Schuermann's Mission Site (Lutheran) | | 16598 |
| off Lincoln Highway POONINDIE VIA PORT LINCOLN | St Matthew's Anglican Church, former Poonindie Mission | | 16605 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Poonindie Mission Cemetery | | 16596 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Superintendent's Residence, former Poonindie Mission | | 16597 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Bakehouse Complex & Well, former Poonindie Mission | | 16603 |
| Lincoln Highway POONINDIE VIA PORT LINCOLN | Former Schoolhouse (supposed), former Poonindie Mission | | 16604 |
| Near SLEAFORD BAY VIA PORT LINCOLN | Former Fishery Bay Whaling Station, Thorny Passage Marine Park | | 16593 |
| Off White Flat - Koppio Road WHITE FLAT VIA PORT LINCOLN | Tod Reservoir | | 16602 |

## Loxton Waikerie

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Sturt Highway KINGSTON-ON-MURRAY | Kingston-on-Murray Pump Site & Feeder Tank (Ruin) | | 16076 |
| Bookpurnong Terrace LOXTON | St Peter's Evangelical Lutheran Church and Hall | | 16073 |
| 29 East Terrace LOXTON | Loxton Institute, sometime District Council Office | | 16072 |
| 6 Pflaum Terrace LOXTON | Dwelling ('Loxton Villa') | | 16074 |
| 79 Casson Avenue LOXTON NORTH | Dwelling ('Rilli Bend') | | 16075 |
| MANTUNG | Eastern Well Staging Post (Ruin) | | 16068 |
| Government Road PYAP VIA LOXTON | Chimney & Water Tank Ruin, Pyap | | 16067 |
| Holder Bottom Road near WAIKERIE | Holder Irrigation Pumping Station Ruins | A B | 16070 |
| near WAIKERIE | Gillen Irrigation Pumping Station Site | A B | 16071 |
| Scenic Lookout Reserve WAIKERIE | Former Irrigation Pumping Station Chimney, Waikerie | A B | 16069 |
| Kuchel Road WOOLPUNDA VIA MORGAN | Woolpunda Irrigation Pumping Station Retaining Wall | | 16078 |
| WOOLPUNDA VIA MORGAN | Farmhouse ('Fleurieu Farm') | | 16077 |

## Marion

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1 Selgar Avenue CLOVELLY PARK | Dwelling ('Wattiparinga') and Vineyard | | 4364 |
| 107 Sturt Road DOVER GARDENS and 8-16 Vinall Street DOVER GARDENS | Original Cottage & Stone Outbuilding | | 4365 |
| 25A Naldera Street GLANDORE | Glandore Community Centre (former Glandore Boys Home, later Windana Remand Home) | A G | 4366 |
| 7/194 Morphett Road GLENGOWRIE | Dwelling (former Hamilton's Winery) | | 4367 |
| Clifftop Crescent HALLETT COVE | Hallett Cove Conservation Park & Sandison Reserve; Hallett Cove Conservation Park, Sandison Reserve and environs Geological Site (Intent to designate as a place of geological significance) | | 4368 |
| Lonsdale Highway HALLETT COVE | Worthing (Hallett) Mine Site (including Mine, Chimney & Pump House) | | 4381 |
| 9 Township Road MARION | Marion Uniting (former Wesleyan Methodist) Church | | 4369 |
| 79 Morphett Road MORPHETTVILLE | Old (1913) Grandstand, Morphettville Racecourse | B D F | 4370 |
| 3A Dwyer Road OAKLANDS PARK | Shri Ganesha Temple | F | 26489 |
| Warracowie Way OAKLANDS PARK | Marion Cultural Centre | E | 27786 |
| 1708 Main South Road O'HALLORAN HILL | Christ Church Anglican Church | A | 4383 |
| Main South Road O'HALLORAN HILL | Hallett Bridge [Stone Arch] | | 4371 |
| 2 Majors Road O'HALLORAN HILL | Former 'Lizard Lodge' Coachhouse, Smokehouse, Underground Tank and Cellar and Former Army Remount Depot Ammunition Magazines, former Glenthorne CSIRO Field Station, Glenthorne National Park | G | 4372 |
| Sturt Triangle STURT | Warriparinga, including Fairford House (sometime Laffer Residence), Coach House (former winery) and Grounds | | 4375 |

## Mid Murray

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Adams Street BLANCHETOWN | Blanchetown Hotel | | 16295 |
| 28-30 Egerton Street BLANCHETOWN | Blanchetown Post Office | | 16292 |
| Off Swan Reach-Blanchetown Road near BLANCHETOWN | Moorundie (officially Sturt) Settlement Ruins, Portee Station | | 16294 |
| BLANCHETOWN | William R Randell Lock (Lock 1) & Weir, Blanchetown | | 16293 |
| Bower Boundary Road BOWER | Lime Kiln Ruins | A B | 16301 |
| CADELL | Nor'West Bend Station Complex (including Homestead, Cottage, Underground Tank, Woolshed, Paved Wool Scouring Area, Shearing Shed and Stables) | | 16297 |
| 1 Rice Street DUTTON VIA TRURO | Former Blacksmith Shop & Dwelling | | 16302 |
| Rice Street DUTTON VIA TRURO | Former St John's Lutheran Manse | | 16303 |
| Pine Hut Road KEYNETON | Engine House for Direct Acting ('Bull') Pumping Engine, North Rhine Mine | | 16313 |
| Sedan-Angaston Road KEYNETON | Bridge over the River Somme [Under-strutted Timber] | | 16312 |
| Anna Street MANNUM | Dwelling - David Shearer's former Dwelling & Observatory | | 16311 |
| Cliff Street MANNUM | Dwelling ('Bleak House', former home of W R Randell) | | 16319 |
| East Front Road MANNUM | Dwelling ('Wilhaven') | | 16318 |
| Noa No Road near MANNUM | Noa No Landing (Site of the launching of the PS 'Mary Ann') | | 16316 |
| 51 - 53 Randell Street MANNUM | Shearer's Agricultural Implement Factory Site and Stamp Press Relics | | 16317 |
| Randell Street MANNUM | William Randell's Dry Dock | | 16298 |
| Off Milendella Road MILENDELLA VIA PALMER | Milendella Creek Railway Bridge [Concrete Girder] | | 16325 |
| 11 Railway Terrace MORGAN | Post Office Row (Five attached shops and dwellings at rear) | | 16309 |
| 25 Railway Terrace MORGAN | Landseer's Store | | 16310 |
| Railway Terrace MORGAN | Morgan Railway Station & Station Master's House | | 16308 |
| MORGAN | Morgan Wharf | | 16296 |
| Walker Flat - Mount Pleasant Road MOUNT PLEASANT | Rosebank Shearing Shed | | 17041 |
| Adelaide-Mannum Road, near PALMER | Granite Boulders Area Geological Site | | 16315 |
| Mannum Road PALMER | Palmer Police Station & Cells | | 16314 |
| Off Mine Road PALMER | Kitticoola Mine | | 16299 |
| Palmer Road PALMER | Homestead Complex, including main house, two cottages, shearing shed, stable and piggery. | | 16324 |
| Off Western Boundary Road PALMER | Reedy Creek Railway Bridge [Concrete Arch] | | 17040 |
| Billabong Road POMPOOTA VIA MANNUM | Former Pompoota Post Office, General Store & Butcher | | 16320 |
| Billabong Road POMPOOTA VIA MANNUM | Pompoota Hall | A | 16321 |
| Thiele Road POMPOOTA VIA MANNUM | Implement Shed, Former Training Farm | | 16322 |
| Loxton Road ROCKLEIGH VIA CALLINGTON | Grain Threshing Floor | | 16300 |
| Baldon Road TRURO | Baldon Homestead Complex (including Homestead, Chaff Shed, Workmens Quarters, Stables, Shearing Shed and Quarters and room built into the creek bank) | | 16306 |
| 37 Moorundie Street TRURO | Former Truro Police Station and Cells | | 16307 |
| Off Sturt Highway TRURO | Stone Wall | | 16304 |
| Off Sturt Highway TRURO | Accommodation Hill Spring & Pipeline Relics, site of former stock yard for overlanders | | 16305 |
| Hoads Woolshed Road TUNGKILLO | Shearing Shed, former Terlinga Station | | 16323 |

## Mitcham

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 5 Burnell Drive BELAIR | Nunyara Conference Centre | A D G | 26255 |
| 5 Burnell Drive BELAIR | Nunyara Chapel | E | 26122 |
| 29-43 Gloucester Avenue BELAIR | St John's Grammar School (former Home for Inebriates, sometime Retreat House) | B D | 3443 |
| Off High Street BELAIR | Sleeps Hill Quarries | D | 3445 |
| Sheoak Road BELAIR | Belair Railway Station & Signal Box | | 3444 |
| BELAIR | Old Government House (former Governor's Summer Residence), Belair National Park | | 3446 |
| 7 Bellevue Drive BELLEVUE HEIGHTS | Dwelling ('Sturtbrae') | | 3450 |
| 16 Coromandel Parade BLACKWOOD | Dwelling ('Verco House') & Stables | | 3462 |
| Shepherds Hill Road BLACKWOOD | Wittunga Botanic Garden | D G | 3463 |
| Brownhill Creek Road BROWN HILL CREEK | Manure Pits, Brownhill Creek Recreation Park | A | 3467 |
| 213 Coromandel Parade COROMANDEL VALLEY | Dwelling (former Murray & Sons Biscuit & Jam Factory) | A B | 3485 |
| Murrays Hill Road COROMANDEL VALLEY | Horner's Bridge [Stone Arch] | | 5083 |
| 225 Cross Road CUMBERLAND PARK | Cabra Convent, Boarding School, Chapel and Gatehouse | D G | 3487 |
| 216 Daws Road DAW PARK and Lot 100 Rockville Avenue DAW PARK | Repatriation General Hospital | A D F G | 26974 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Watiparinga Reserve EDEN HILLS | Sleeps Hill Tunnels & Viaduct Foundations | | 3507 |
| Mount Barker Road GLEN OSMOND | Former Glen Osmond Tollgate | | 8380 |
| HAPPY VALLEY | Sturt Gorge Glaciation Geological Site, Sturt Gorge Recreation Park | | 5235 |
| 110 Belair Road HAWTHORN | Hawthorn Child Care Centre (former Dr Frayne's House & Surgery - an example of Modern Movement architecture) | E G | 3539 |
| 69 Belair Road KINGSWOOD | Eynesbury House (former Dwelling) | | 3616 |
| Belair Road LOWER MITCHAM | Mitcham Railway Station Building & Signal Box | | 3634 |
| 42 - 44 Wattlebury Road LOWER MITCHAM | Dwelling ('Wattlebury House') | | 3633 |
| 27 Albert Street MITCHAM | Dwelling | | 3641 |
| 48 Carrick Hill Drive MITCHAM | Former E&WS Water Tank, Mitcham | A B | 3690 |
| 1-5 High Street MITCHAM | Edinburgh Hotel | | 3646 |
| 12 Pages Road MITCHAM | Dwelling ('Rust Hall') | | 3688 |
| 1 St Michaels Road MITCHAM | Modern Movement' Style Dwelling | | 3691 |
| Taylors Road MITCHAM | Keystone Bridge, Mitcham [Stone Arch] | | 3689 |
| 505 Fullarton Road NETHERBY | Original School Building/Headmaster's Residence, Urrbrae Agricultural High School | A | 26978 |
| 16 Carrick Hill Drive SPRINGFIELD | Dwelling - 'Coreega House' | | 3711 |
| 46 Carrick Hill Drive SPRINGFIELD | Carrick Hill | | 3714 |
| 2 Elmglade Road SPRINGFIELD | Dwelling ('Springfield House') | E G | 3712 |
| 3 Meadowvale Road SPRINGFIELD | Dwelling designed by Russell Ellis in the 'International Style' | E | 3713 |
| 1163-1165 South Road ST MARYS | St Mary's Anglican Church, Graveyard & Gates | | 3717 |
| 131 Belair Road TORRENS PARK | City of Mitcham Council Chambers, 1934-54 | E | 26975 |
| Carruth Road TORRENS PARK | Barr Smith (originally Torrens Park) Theatre, Scotch College | | 3727 |
| Carruth Road TORRENS PARK | Scotch College (former 'Torrens Park') Main House, former Stables & East Lodge | | 3728 |
| Claremont Avenue URRBRAE | Urrbrae House & Outbuildings (Battery House, Coachhouse/Stables and Garage), Waite Agricultural Research Institute | | 3737 |
| Cross Road URRBRAE | Former Urrbrae House Gatehouse, Waite Agricultural Research Institute | | 3739 |
| Waite Road URRBRAE | Former Caretakers House (Waite Agricultural Research Institute) | | 3735 |
| Waite Road URRBRAE | Main Building, Waite Agricultural Research Institute | | 3736 |
| Waite Road URRBRAE | Waite Arboretum, Waite Agricultural Research Institute | | 3738 |
| Kaurna Country, Units 1-10, 2A Deepdene Avenue WESTBOURNE PARK | Bruceden Court (flats) | A B D E | 28252 |

## Mount Barker

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Princes Highway BLAKISTON VIA LITTLEHAMPTON | Blakiston' including House and Cottage | A B E G | 26125 |
| Princes Highway BLAKISTON VIA LITTLEHAMPTON | St James Anglican Church, Graveyard, Rectory and Belltower | A | 16157 |
| Archer Hill Road BUGLE RANGES VIA MOUNT BARKER | Slab Hut built by Ferdinand von Mueller and House | B E G | 20496 |
| Peramangk Country, 22 Callington Road CALLINGTON | Former Callington Smelting Works | B C | 28123 |
| 32 Montefiore Street CALLINGTON | Former Callington Police Station | | 16100 |
| CALLINGTON | Former Powder Magazine, Bremer Mine Area | | 16098 |
| CALLINGTON | Former Settling Tanks, Bremer Mine Area | | 16099 |
| McIntyre Ford Road near DAWESLEY VIA NAIRNE | Dawes Bridge [Timber Girder] | | 16186 |
| Lot 757 & 769 Aldgate-Strathalbyn Road FLAXLEY | Battunga' including House, Chapel, Stone and Timber Barn and Entrance (including gateposts, cast iron fence, masonry pillar and wing walls) | A B E G | 26121 |
| 18 Church Street HAHNDORF | St Michael's Lutheran Church & Cemetery | A D E F | 26049 |
| Darby Road HAHNDORF | Former JF Paech House, stone outbuilding and two slab barns | A B D E | 26979 |
| Liebelt Summer Track HAHNDORF | Oakside Park Stud, former Paech House, Stables and Barn | A B D | 26327 |
| 10 Main Street HAHNDORF | St Paul's Lutheran Church | | 16161 |
| 34 Main Street HAHNDORF | The Haus Studio Apartments | | 16162 |
| 35 Main Street HAHNDORF | Hahndorf Inn Hotel | | 16163 |
| 36 Main Street HAHNDORF | Shop (former Morgue) | | 16164 |
| 46 Main Street HAHNDORF | Shops (former Australian Arms Hotel) | | 16165 |
| 47 Main Street HAHNDORF | Jaensch House Shop & Dwelling | | 16166 |
| 51 Main Street HAHNDORF | Two-storey Shop and Dwelling | | 16167 |
| 55 Main Street HAHNDORF | Dwelling - Habisch Cottage | | 16168 |
| 68 Main Street HAHNDORF | Hahndorf Academy, including front boundary wall, timber barn and gymnasium ruins | | 16169 |
| 69 Main Street HAHNDORF | German Arms Hotel | | 16170 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 75 Main Street HAHNDORF | Former Haebich's Cottage | | 16171 |
| 84 Main Street HAHNDORF | Farm Gate Providore (former German Arms, former Jaensch Senior House) | | 16172 |
| 85 Main Street HAHNDORF | Dwelling - FW Wittwer House | | 16173 |
| 90 Main Street HAHNDORF | Dwelling - Wotzke House | | 16174 |
| 102 Main Street HAHNDORF | Office (Thiele House, former Dwelling) | | 16175 |
| 20 Main Street (also known as Mount Barker Road) HAHNDORF | Former Schmidt (sometime Rodert) Farm including Houses, Barn, Oven, Well & Slab Structures | A D E | 20498 |
| 3 Mount Barker Road HAHNDORF | Dwelling - Schach House | | 16160 |
| Mount Barker Road HAHNDORF | Taringa Park - Former Storch Tannery/Mill Building, Residence and Barn | A B D E | 26479 |
| Paechtown Road HAHNDORF | Barn | | 20975 |
| Paechtown Road HAHNDORF | Dwelling | | 16119 |
| Princess Highway HAHNDORF | Beerenberg Farm (previously Pfeiffer's Old Barn) | | 16176 |
| Schroeder Road HAHNDORF | Mooney (previously Reimann) Barnhouse | | 16177 |
| 7 Victoria Street HAHNDORF | Dwelling - Paech-Rothe House & Kitchen | | 16101 |
| 9 Victoria Street HAHNDORF | Dwelling - Schneider-Rothe House & Barn | | 16102 |
| 15 Victoria Street HAHNDORF | Dwelling, Barn, Well and Pump, and Parcel Pattern, Willemer-Deimel Group | | 16103 |
| 19 Victoria Street HAHNDORF | Dwelling - Schirmer Cottage | | 16104 |
| 23 Victoria Street HAHNDORF | Schneemilch House and Barn | | 16105 |
| Rubbish Dump and Long Gully Roads JUPITER CREEK | Jupiter Creek Diggings, Echunga Goldfield | | 16159 |
| 25-30 Vineyard Road KANMANTOO | Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's Cottage and Stone Winery Buildings | A D G | 26318 |
| Brookman Road KUITPO | Silvicultural Reserves (P. radiata 1900, P. canariensis 1903), Kuitpo Forest | A | 16252 |
| Shady Grove Road LITTLEHAMPTON | Shady Grove Unitarian Church and Cemetery | A D | 20964 |
| 17 Adelaide Road MOUNT BARKER | Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds | | 16106 |
| 16 Cameron Road MOUNT BARKER | Mill Cottage (former home of John and Ann Dunn) | | 16108 |
| 14 Cameron Street MOUNT BARKER | Eating House (former first flour mill built by John Dunn) | | 16107 |
| 10 Gawler Street MOUNT BARKER | Office (former Dwelling) | A D | 16109 |
| 12 Gawler Street MOUNT BARKER | Former Bank SA (former Savings Bank of South Australia Mount Barker Branch) [1940 Building only] | A G | 16110 |
| 63 Gawler Street MOUNT BARKER | Gray's Inn | A | 16178 |
| 66 Gawler Street MOUNT BARKER | Shops | | 16111 |
| 60-64 Gawler Street MOUNT BARKER | Mount Barker Police Station & Stables | | 16180 |
| 23 Hutchinson Street MOUNT BARKER | Mount Barker RSL Clubrooms (former Crown Hotel) | A | 16112 |
| 33 Hutchinson Street MOUNT BARKER | Von Doussas (former Mt Barker Post and Telegraph Office) | | 16182 |
| 37 Hutchinson Street MOUNT BARKER | Mount Barker Courthouse | | 16181 |
| Mann Street MOUNT BARKER | Mount Barker Uniting Church (former Dunn Memorial Church) | G | 16253 |
| Mount Barker Road MOUNT BARKER | Former Nixon's Windmill | | 16183 |
| Springs Road MOUNT BARKER SPRINGS VIA MOUNT BARKER | Former Burnbank School (Exterior Only) | A F | 16114 |
| Diggings Road, near MYLOR | Chapel Hill Diggings, Echunga Goldfield | | 16115 |
| 2 Junction Street NAIRNE | Dwelling (former Albert Mill) | | 16116 |
| 109 Main Road NAIRNE | Bigmore Cottage and Fence (former Timmins' Cottage) | A D E | 26254 |
| 77 Main Street NAIRNE | District Hotel | | 16184 |
| 105-107 Main Street NAIRNE | Upstairs & Downstairs Antiques (former Dwelling & Shop) | A | 16117 |
| Lot 2 Peggy Buxton Road NAIRNE | Dwelling ('The Valleys') | A G | 21029 |
| 62 Princes Highway NAIRNE | Dwelling (former Crooked Billett Hotel) | | 16185 |
| Pulliene Road NAIRNE | Dwelling ('Elmdale') | A D | 16118 |
| 2 Thomas Street NAIRNE | Former Tannery | A B D | 26126 |
| Morris Road PROSPECT HILL VIA MEADOWS | Prospect Hill Museum (former General Store) | | 16187 |
| Samuels Road ST IVES | Aclare Mine Historic Site | | 16158 |
| Heysen Road VERDUN | Dwelling ('The Cedars') & Hans Heysen's Studio | G | 16120 |
| Paech Road WISTOW | Dwelling ('Eden Park') and Coach House (former Salvation Army Boys' Home) | A G | 16210 |
| Bridge Street CALLINGTON | Bridge over the Bremer River, Callington [Metal Truss] | | 16097 |

## Mount Gambier

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 6 Bay Road MOUNT GAMBIER | Mount Gambier Post (originally Telegraph) Office | A | 13657 |
| 20 Bay Road MOUNT GAMBIER | Office (former Savings Bank of South Australia Mount Gambier Branch) | | 13658 |
| 115 Bay Road MOUNT GAMBIER | Former Pumping Station, Blue Lake, Mount Gambier | | 13662 |
| 26-32 Bay Road MOUNT GAMBIER | Mount Gambier Anglican Church | | 13659 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 42A Bay Road MOUNT GAMBIER | National Trust Museum (former Mount Gambier Courthouse) | | 13660 |
| 42A Bay Road MOUNT GAMBIER | Dolomite Kerbing, Mount Gambier | | 13661 |
| Bay Road MOUNT GAMBIER | Rook Wall and Lookout, Blue Lake | | 21028 |
| Bay Road MOUNT GAMBIER | Adam Lindsay Gordon Memorial Obelisk | | 17291 |
| 26 Chute Street MOUNT GAMBIER | Engelbrecht Cave | C | 13671 |
| 30 Commercial Street East MOUNT GAMBIER | Mount Gambier Town Hall | | 13663 |
| 38 Commercial Street East MOUNT GAMBIER | Cave Gardens Reserve, Mount Gambier | A B G | 13666 |
| 40 Commercial Street East MOUNT GAMBIER | Jen's Hotel | | 13667 |
| 31-41 Commercial Street East MOUNT GAMBIER | Shop (former Jens Annexe, former Rubenkonigs Coffee Palace) | | 13664 |
| Commercial Street East MOUNT GAMBIER | Riddoch Art Gallery (former Mount Gambier Institute & King's Theatre) | | 13665 |
| 2 Commercial Street West MOUNT GAMBIER | Mount Gambier Hotel | | 13668 |
| 46 Commercial Street West MOUNT GAMBIER | 5SE Radio Station Office (former Commercial Bank of SA Mount Gambier Branch) | | 13669 |
| Crouch Street (West Side) MOUNT GAMBIER | Crouch Street Cutting Geological Site | | 13670 |
| 26 Elizabeth Street MOUNT GAMBIER | St Andrew's Uniting (former Presbyterian) Church | | 13672 |
| 26 Elizabeth Street MOUNT GAMBIER | Manse, St Andrew's Uniting Church | A D F | 13673 |
| 1B Hanson Street MOUNT GAMBIER | Boandik Terrace Blowhole Geological Site | | 13674 |
| 160 Jubilee Highway East MOUNT GAMBIER | Umpherston Sinkhole | A C | 13675 |
| Lakes Area MOUNT GAMBIER | Mount Gambier Centenary Tower | | 13676 |
| 30 Margaret Street MOUNT GAMBIER | Former Blue Lake Oatmeal Mill | | 13677 |
| 3 Penola Road MOUNT GAMBIER | Executor Trustee Building | A E | 13678 |
| 5 Penola Road MOUNT GAMBIER | Former Mount Gambier Caledonian Hall | B D G | 13679 |
| 20 Penola Road MOUNT GAMBIER | Former St Paul's Roman Catholic Convent | D F | 21020 |
| 17-19 Penola Road MOUNT GAMBIER | Former Mount Gambier Wesleyan Methodist Church & Wesley Hall | | 13680 |
| Lot 1 Penola Road MOUNT GAMBIER | St Paul's Roman Catholic Church | D F | 13681 |
| Lot 1 Penola Road MOUNT GAMBIER | St Paul's Roman Catholic Church Presbytery | D F | 13682 |
| 7 Percy Street MOUNT GAMBIER | Oatmill Cinema Complex (Old Oat Mill, former Commercial Mill) | | 13683 |
| 27 Power Street MOUNT GAMBIER | Stables, Christ Church Rectory | | 13684 |
| 105 Shepherdson Road MOUNT GAMBIER | Tenison College (former Moorak Station Homestead) | | 13685 |
| 40a Sturt Street MOUNT GAMBIER | Mount Gambier Fire Station | A E | 13686 |
| 2 Wehl Street South MOUNT GAMBIER | Guest House (former residence of Dr Wehl) | | 13687 |
| 7 Wehl Street South MOUNT GAMBIER | Former Mount Gambier Infant School | | 13688 |
| 45 Wehl Street South MOUNT GAMBIER | The Old Mount Gambier Gaol | | 13689 |

## Mount Remarkable

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Willowie-Booleroo Road BOOLEROO CENTRE | Booleroo Whim | | 16495 |
| 3 Brewery Street MELROSE | Dwelling ('Keating Cottage') | | 16486 |
| Melrose to Orroroo Road MELROSE | Mount Remarkable Woolshed | | 16481 |
| Melrose to Orroroo Road MELROSE | Gumville Station (former Mount Remarkable [originally Willowie] Homestead) Complex, which includes Mount Remarkable Training Farm structures | A B D E G | 16493 |
| Mount Street MELROSE | Former Jacka's Brewery & Yard Walls (former Marshall's Flour Mill) | | 16490 |
| near MELROSE | Rankine's Hut | A B | 16494 |
| Lot 2 Spratt Street MELROSE | Timber Slab Dwelling | | 16482 |
| 30 Stuart Street MELROSE | Former Blacksmith Shop & Dwelling | | 16492 |
| Stuart Street MELROSE | Former Melrose Courthouse & Police Station | | 16484 |
| Stuart Street MELROSE | Melrose Post Office (former Post and Telegraph Office) | | 16485 |
| Stuart Street MELROSE | Mount Remarkable Hotel | | 16487 |
| 13 Whitby Street MELROSE | Timber Slab Dwelling | | 16483 |
| The Esplanade PORT GERMEIN | Port Germein Jetty Site, including Jetty and Two Railway Sheds | | 16488 |
| Fourth Street WILMINGTON | Former Coaching Stables, Wilmington | | 16489 |
| Main North Road WIRRABARA | Copper Mine Chimney [Welsh], Charlton Run | | 16491 |

## Murray Bridge

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Bridge Street CALLINGTON | Bridge over the Bremer River, Callington [Metal Truss] | | 16097 |
| Bridge Street CALLINGTON | Dwelling (former Callington Flour Mill) | | 14299 |
| Thiele Road MONARTO SOUTH | Former Monarto Council Chambers | | 14297 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Ngarrindjeri Country, Monarto Safari Park, 63 Monarto Road MONARTO | Green Farm Lime Kilns | B D | 28462 |
| 2km NE of Pallamana MONARTO VIA CALLINGTON | Salt Creek Railway Bridge [Concrete Girder] | | 14305 |
| MONARTO VIA CALLINGTON | Chimney [Cornish], Preamimma Mine Area | | 14296 |
| MONARTO VIA CALLINGTON | Former Monarto Presbyterian Church & Graveyard | | 14300 |
| Avoca Dell Drive MURRAY BRIDGE | Dwelling ('Glen Lossie') | | 27760 |
| Fifth Street MURRAY BRIDGE | Murray Bridge Hotel | | 14194 |
| Mannum Road MURRAY BRIDGE | Liebelt's Cottage (former Dwelling) | | 14301 |
| Princes Highway MURRAY BRIDGE | Murray Bridge Road Bridge [Metal Truss] | | 14191 |
| Place bordered by: Railway Tce-East Tce-Wharf Rd-Hume Res Rd-Bridge R MURRAY BRIDGE | Murray Bridge Transport Precinct (designated place of archaeological significance) | A B C | 27545 |
| Railway Terrace MURRAY BRIDGE | Round House (former Murray Bridge Works Superintendent's Home) | | 14192 |
| Railway Terrace MURRAY BRIDGE | Murray Bridge Railway Station & Refreshment Rooms | A B E | 14193 |
| 31 Swanport Road MURRAY BRIDGE | Christ Church (Lutheran) | | 14197 |
| MURRAY BRIDGE | Murray Bridge Railway Bridge [Metal Truss] | | 14195 |
| MURRAY BRIDGE | Murray Bridge Wharf & Hand Crane | | 14196 |
| South Eastern Freeway SWANPORT VIA MURRAY BRIDGE | Granite Outcrop (Swanport Whaleback) Geological Site | C E | 14307 |
| Dean Jaensch Road TOORA VIA MURRAY BRIDGE | Thalia Homestead | | 14303 |
| Mason Street WELLINGTON VIA TAILEM BEND | The Wellington Courthouse (former Wellington East Police Station & Courthouse) | | 14298 |
| WELLINGTON VIA TAILEM BEND | Former Wellington Ferry Road & Stone Wall | | 14306 |
| Jervois Road WOODS POINT VIA MURRAY BRIDGE | Silage Silo | | 14304 |

## Naracoorte Lucindale

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Avenue Range-Keilira Road AVENUE RANGE | Cairnbank Homestead & Shearing Shed | A G | 16285 |
| Furner Road AVENUE RANGE | Crower Homestead | | 16286 |
| KYBYBOLITE | Dwelling ('Kybybolite' House) | | 16276 |
| Munro Quarry Caves, 407 Hynam Caves Road MOUNT LIGHT | Munro Karst (Designated as a place of speleological significance) | | 28465 |
| 8kms south of NARACOORTE | Naracoorte Caves Complex (designated place of geological, palaeontological and speleological significance) | A C D G | 27695 |
| 6 Church Street NARACOORTE | St Andrew's Presbyterian Church | | 16282 |
| Degaris Place also known as Debors Place NARACOORTE | Naracoorte Council Office (former Commercial Bank of SA Naracoorte Branch) and front fence | | 16281 |
| Bunganditj, Marditjali, Meintangk, Ngarrindjeri and Potaruwutj Country, 64 Jenkins Terrace NARACOORTE | Naracoorte Church of Christ | D E | 28214 |
| 2 Laurie Crescent NARACOORTE | St Paul's Anglican Church | | 16288 |
| MacDonnell Street NARACOORTE | The Sheep's Back Museum (former Simpson's Flour Mill) | | 16280 |
| 23-25 McDonnell Street NARACOORTE | Former Limbert's Store and Residence | A | 16289 |
| 30 McLay Street NARACOORTE | Naracoorte (previously Dartmoor) Homestead Complex, including the homestead, two-storey building, cottage and old cottage | | 16284 |
| 13 Ormerod Street NARACOORTE | Shop (former Naracoorte District Council Chambers) | | 16287 |
| 81 Smith Street NARACOORTE | National Bank Naracoorte Branch | | 16277 |
| NARACOORTE | Blanche & Victoria Fossil Caves, Naracoorte Caves National Park | | 16283 |
| Riddoch Highway STRUAN VIA NARACOORTE | Former Farmhouse, linked to Struan House | | 16278 |
| Riddoch Highway STRUAN VIA NARACOORTE | Office (former Dwelling 'Struan House') | | 16279 |

## Northern Areas

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| BELALIE EAST | Coolootoo Shepherd's Hut | A B | 26123 |
| Spalding Road BUNDALEER NORTH | North Bundaleer Homestead | | 16385 |
| Springs Road BUNDALEER VIA JAMESTOWN | Conservator's Hut, former Forest Office and 1876 Nursery Site, Bundaleer Forest Reserve | A | 16388 |
| 42 Gladstone Street GLADSTONE | Former National Australia Bank Gladstone Branch | E | 16383 |
| 44 Gladstone Terrace GLADSTONE | Bank SA (originally Savings Bank of SA) Building | E | 16382 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Nukunu Country, 16251 Horrocks Highway GLADSTONE | Gladstone Bulk Grain Handling Complex | A G | 28581 |
| Ward Street GLADSTONE | Former Gladstone Gaol | | 16386 |
| near GULNARE | Bundaleer Reservoir Tower, Two Aqueducts, Three Weirs, Channel Systems and Reservoir Keeper's House | A B C D | 16390 |
| 21 Ayr Street JAMESTOWN | National Australia Bank, Jamestown Branch - Building and Fence | A E | 26976 |
| 42 Ayr Street JAMESTOWN | Shops (former Eudunda Farmers Store) | B E G | 16384 |
| 5 Irvine Street JAMESTOWN | Jamestown Post Office and Dwelling | A | 16389 |
| Irvine Street JAMESTOWN | Trooper Goodes Memorial [Boer War] | B G | 16391 |
| Hughes Street LAURA | Art Gallery (former Laura Courthouse) | | 16393 |
| South East of Spalding SPALDING | Spalding Railway Bridge over the River Broughton [Concrete Arch] | | 16387 |
| Tarcowie to Appila Road TARCOWIE | Stagg Farm Complex (including substantial ruins of farmhouse, water closet, hay shed, implement shed, former pigsty, dam and old fencing) | A C D | 16392 |

## Norwood Payneham and St Peters

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 15 Payneham Road COLLEGE PARK | Former Bell's Plumbers Shop | | 5603 |
| 1-13 Payneham Road COLLEGE PARK | Bon Marche Building (Shops) | | 5602 |
| 9 Trinity Street COLLEGE PARK | Dwelling (former Airlie Hostel) | | 5606 |
| 160 O.G. Road FELIXSTOW | Office ('Forsyth House', former Dwelling), Aldersgate Nursing Home | | 6326 |
| 54 Avenue Road GLYNDE | Dwelling ('Glynde House') | G | 6328 |
| Hackney Road HACKNEY | Old School House, St Peter's College | | 5607 |
| Hackney Road HACKNEY | St Peter's College - Big Quad Precinct | A D E | 27683 |
| 1 North Terrace HACKNEY | Former Romilly House | | 5601 |
| North Terrace HACKNEY | Palm House (former Dwelling), St Peter's College | | 5608 |
| 11 Northumberland Street HEATHPOOL | Dwelling | | 6049 |
| 39 - 49 Bishops Place KENSINGTON | Dwellings - Six row houses | | 6006 |
| 53 Bridge Street KENSINGTON | Dwelling (former Boot Factory & Dwelling) | | 6007 |
| 53 & 55 Bridge Street KENSINGTON | Bridge, Kensington [Brick Arch] | | 6008 |
| 60 (sometimes known as 64) Bridge Street KENSINGTON | Rising Sun Inn | | 6065 |
| 36 High Street KENSINGTON | Shops (former Rising Sun Hotel) [Part of Rising Sun Hotel & Shops building] | | 6009 |
| 42 High Street KENSINGTON | Shop and Dwelling | | 6011 |
| 50 High Street KENSINGTON | Dwelling | | 6012 |
| 38&40 also known as U1 & 2 38 High Street KENSINGTON | Shop (former Shop & Dwelling) [Part of Rising Sun Hotel & Shops building] | | 6010 |
| 157-161 Kensington Road KENSINGTON | Dwelling | | 6013 |
| 286 Portrush Road KENSINGTON | St Joseph's Convent including the 1876 chapel, the 1908 main building and additions to it | | 6015 |
| Portrush Road KENSINGTON | Benson Memorial Drinking Fountain, Kensington | | 6014 |
| 12 Dequetteville Terrace KENT TOWN | Marshall and Brougham Offices (former Dwelling) | | 6099 |
| 23 Dequetteville Terrace KENT TOWN | Prince Alfred College (Main building only) | | 6098 |
| 28 Dequetteville Terrace KENT TOWN | Office (former Miethke House) | | 6032 |
| 33 Dequetteville Terrace KENT TOWN | Dwelling ('Sera House' formerly 'Duguid House') | | 6033 |
| 19 Flinders Street KENT TOWN | Headmaster's Residence (originally a private Dwelling), Prince Alfred College | | 6034 |
| 31A Fullarton Road KENT TOWN | Kent Town Uniting (former Wesleyan Methodist) Church | | 6035 |
| 25 Grenfell Street KENT TOWN | Former Caretaker's Cottage, Kent Town Uniting Church | | 6036 |
| 27 Grenfell Street KENT TOWN | Kent Town Uniting Church Hall and Schoolroom | | 6067 |
| 36 Grenfell Street KENT TOWN | Office (former Kent Town Uniting Church Manse) | | 6037 |
| 2 North Terrace KENT TOWN | Royal Hotel | | 6039 |
| 64 North Terrace KENT TOWN | Office (former Parkin College) | | 6040 |
| 59-61 Rundle Street KENT TOWN | Dwelling and Shop | | 6041 |
| 1&2/ 90-92 Rundle Street KENT TOWN | Two Attached Houses | | 6042 |
| 94-96 Rundle Street KENT TOWN | Office (former Dwelling) | | 6038 |
| Kaurna Country, 28-48 Rundle Street KENT TOWN | Dr Kent's Paddock Housing Complex; Dr Kent's Paddock Housing and Open Space | A | 28128 |
| Rundle Street KENT TOWN | Former Kent Town Brewery & Malthouse | | 6100 |
| 2 Wakefield Street KENT TOWN | Dwelling | | 6043 |
| 68 Battams Road MARDEN | Dwelling ('Korra Weera') | E | 6329 |
| 343 Payneham Road MARDEN | Payneham Road Uniting (former Wesleyan Methodist) Church & Hall | A E | 6330 |
| 401 Payneham Road MARDEN | St Aidan's Anglican Church | E | 6327 |
| 140 Kensington Road MARRYATVILLE | Iron Fence and Gates, former Eden Park Estate | | 6044 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 170 Kensington Road MARRYATVILLE | Marryatville High School (former Stables of 'Eden Park' Dwelling) | | 6078 |
| 202 Kensington Road MARRYATVILLE | Former Marryatville Police Station & Dwelling | | 6045 |
| 316 Portrush Road MARRYATVILLE | Loreto Convent (former Dwelling ('The Acacias'), Stables & Garden) | | 6046 |
| 324 Portrush Road MARRYATVILLE | Karrawood House (former Dwelling), Loreto Convent | | 6047 |
| 1A The Crescent MARRYATVILLE | Marryatville High School Year 12 Centre (former dwelling 'Eden Park') | | 6048 |
| 179 Magill Road MAYLANDS | Dwelling (former Adelaide & Suburban Tramway Company Horse Tram Depot, including surviving parts of Car Shed and corner House) | | 5600 |
| 185 Portrush Road MAYLANDS | Lutheran Community Housing Support Unit Offices (Former Dwelling 'Fulton Court') | | 5605 |
| 77 Beulah Road NORWOOD | St Bartholomew's Anglican Church | | 6016 |
| 77 Beulah Road NORWOOD | St Bartholomew's Anglican Church Rectory and Front Fence | | 6017 |
| 116 Beulah Road NORWOOD | Dwelling (former Thomas Caterer's School) | | 6018 |
| 118 Beulah Road NORWOOD | Dwelling (former Thomas Caterer's School) | | 6019 |
| 12 Donegal Street NORWOOD | Dwelling | | 6020 |
| 3 - 11 Gertrude Street NORWOOD | Dwelling ('Scarfe Cottage Homes') | | 6021 |
| 4 - 12 Gertrude Street NORWOOD | Dwelling ('Scarfe Cottage Homes') | | 6022 |
| 1 Kensington Road NORWOOD | Britannia Hotel | | 6023 |
| 38 Osmond Terrace NORWOOD | Norwood Courthouse and Police Station - 1938 building only | A | 6325 |
| Osmond Terrace NORWOOD | Norwood Primary School Main Building (former Model School) and Boundary Walls | | 6096 |
| Osmond Terrace NORWOOD | Norwood Soldiers Memorial | | 6097 |
| 97 The Parade NORWOOD | Norwood Hotel | | 6024 |
| 110 The Parade NORWOOD | Norwood Institute | | 6066 |
| 134 The Parade NORWOOD | Former Norwood Baptist Church and Fence (1869 building only) | | 6050 |
| 175 The Parade NORWOOD | Norwood Town Hall | | 6025 |
| 239 The Parade NORWOOD | Former Norwood Wesleyan Methodist Church, Hall and Front Fence | | 6026 |
| 258-262 The Parade NORWOOD | Two Storey Shops and Upstairs Dwellings | | 6027 |
| 2 Theresa Street NORWOOD | Former Woodroofe Drink Factory (Front Theresa Street Facade only) | | 6028 |
| 4 Wall Street NORWOOD | Dwelling | | 6029 |
| 1 William Street NORWOOD | Dwelling | | 6030 |
| 105 William Street NORWOOD | Former Coach and Horses Inn | | 6031 |
| 296 Payneham Road PAYNEHAM | Office (former Dwelling of Henry Sewell, Nurseryman) | | 6331 |
| 101 Payneham Road ST PETERS | St Peters Town Hall & Banquet Hall (both now part of a larger Civic Centre) | | 5604 |
| Kaurna Country, Lot 910 Stephen Terrace, ST PETERS | All Souls' Anglican Church | E | 28467 |
| 1-3 Magill Road STEPNEY | Maid & Magpie Hotel | | 7699 |
| Kaurna Country, 80 Payneham Road STEPNEY | Catholic Church of the Holy Name | E | 28120 |
| Hackney Road HACKNEY | Hackney Bridge (former New Company Bridge) [Metal Arch] | | 8422 |

## Onkaparinga

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 2 Old Coach Road ALDINGA | Memorial to the Wreck of the 'Star of Greece' | | 20492 |
| 206-208 Port Road ALDINGA | Shops (former Temperance Hotel) | | 5228 |
| 1 Lewis Street CHERRY GARDENS | Farm Building | | 5080 |
| 55 Grants Gully Road CLARENDON | Hall (former Clarendon Bible Christian Church) | | 5143 |
| 59 Grants Gully Road CLARENDON | Former Clarendon Police Station & Courthouse | | 5142 |
| 74 Grants Gully Road CLARENDON | Former Oddfellows Hall | | 5141 |
| Grants Gully Road CLARENDON | Clarendon Weir, Onkaparinga River | | 5082 |
| Grants Gully Road CLARENDON | Clarendon Winery Complex | | 5144 |
| 2 Luke Road CLARENDON | Dwelling (former Clarendon Wesleyan Methodist Church) | | 5188 |
| 249 Potter Road CLARENDON | Clarendon Primary School (Original 1885 Building) | | 5146 |
| 238 Scenic Road CLARENDON | Former Dwelling & Slab Barn | | 5081 |
| 114 Turners Gully Road CLARENDON | Thrush Grove Cottage | | 5145 |
| 406 Main Road COROMANDEL VALLEY | Former Murray & Sons Biscuit & Jam Factory Foreman's Residence | | 5085 |
| 404B Main Road COROMANDEL VALLEY | Coromandel Valley Institute | | 5084 |
| Murrays Hill Road COROMANDEL VALLEY | Horner's Bridge [Stone Arch] | | 5083 |
| Matthews Road DORSET VALE VIA BLACKWOOD | Dwelling ('Mackereth Cottage') | | 5086 |
| 2 Doctors Road, corner Main South Road HACKHAM | Office (former Four Winds Dwelling) | | 5229 |
| 2 Gates Road HACKHAM | Dwelling ('Holly's House') | | 5230 |
| 267 Main South Road HACKHAM WEST | Simplicity Funeral Parlour (former Morphett Vale Primary School) | | 5231 |
| HAPPY VALLEY | Sturt Gorge Glaciation Geological Site, Sturt Gorge Recreation Park | | 5235 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Chandlers Hill Road HAPPY VALLEY | Happy Valley Reservoir (Dam Wall & Towers) | | 5234 |
| 41-45 Fraser Avenue HAPPY VALLEY | Horndale Winery & Distillery Complex - Liquor Store and Still House | | 21024 |
| 47A Fraser Avenue HAPPY VALLEY | Horndale Winery & Distillery Complex - Residence | | 21023 |
| Lot 105 Fraser Avenue HAPPY VALLEY | Horndale Winery & Distillery Complex - Winery | | 5233 |
| 1 Olive Farm Place HUNTFIELD HEIGHTS | Olive Farm (Dwelling and Outbuildings) | | 5232 |
| Dashwood Gully Road KANGARILLA | Dwelling (former Kangarilla Hotel, later a Temperance Hotel and then a guest house) | | 5087 |
| Stagecoach Lane KUITPO | Silvicultural Reserves (E. sideroxylon 1898 & 1900), Kuitpo Forest | A | 21046 |
| 411 Wickham Hill Road KUITPO | Dwelling ('Clear Hills') | B | 5187 |
| 15 Liston Road LONSDALE | Underground Tank & Barn, Glenheath Homestead | | 5236 |
| MASLIN BEACH | Maslin Bay to Aldinga Bay Coastal Cliff Section Geological Site | | 5237 |
| 79 Chaffeys Road MCLAREN VALE | Coriole Winery (Winery, Dwelling & Outbuilding) | | 5241 |
| 114 Chaffeys Road MCLAREN VALE | Seaview Winery (former Hope Farm, later Benelan) Dwelling, Sheds & Cellar | | 5240 |
| 193 Chaffeys Road MCLAREN VALE | Samuel's Gorge Winery (former Seaview Farm) including two dwellings, two underground tanks, a cellar and a building housing two olive presses | A B E G | 5243 |
| 874 Chapel Hill Road MCLAREN VALE | Chapel Hill Winery (former McLaren Vale Bible Christian Church) | | 5242 |
| 57 Kays Road MCLAREN VALE | Kay Brothers Amery Winery | | 5244 |
| 133 Main Road MCLAREN VALE | Part of the Former Congregational Church Complex - 1862 Church - now the Singing Gallery | | 24548 |
| 6 Tatachilla Road MCLAREN VALE | Part of the Former Congregational Church Complex - 1844 Church and Graveyard | | 5238 |
| 1 Church Street MORPHETT VALE | Dwelling | | 5249 |
| 40 Flaxmill Road MORPHETT VALE | Dwelling ('Mossgiel') | | 5252 |
| 214-216 Main South Road MORPHETT VALE | Shop (former Morphett Vale Baptist Church) | | 5250 |
| 250-262 Main South Road MORPHETT VALE | Mary Help of Christians (St Mary's) Catholic Church | | 5289 |
| 243 O'Sullivans Beach Road MORPHETT VALE | Wakefield's Homestead | | 5251 |
| 142 Wheatsheaf Road MORPHETT VALE | Thrush Grove (Dwelling & Dairy) | A B | 5246 |
| 7 William Street MORPHETT VALE | Former John Knox Free Presbyterian Church | | 5245 |
| 7 William Street MORPHETT VALE | Former John Knox School | | 5247 |
| 9 William Street MORPHETT VALE | Morphett Vale Institute | | 5248 |
| 148 Beach Road NOARLUNGA CENTRE | Consulting Rooms (former Dwelling) | | 5253 |
| 30 Church Hill Road OLD NOARLUNGA | St Philip & St James Anglican Church & Graveyard | | 5254 |
| 165-181 Old South Road OLD REYNELLA | Shop (former Reynella Primary School combined Schoolroom and Dwelling) | | 5266 |
| 204-212 Old South Road OLD REYNELLA | Crown Inn | | 5263 |
| 211-221 Old South Road OLD REYNELLA | Former Reynella Changing Station Dwelling & Stables | | 5262 |
| 38-44 Panalatinga Road (Lot 1001 and Lot 1002) OLD REYNELLA | Hardy's Reynella Winery; former Reynell's Winery, including Pigeon Loft, Cave Cellar No.1, Reynell's House (now offices), the Dairy, the Shell of the Chateau and the Boiler Stack [now known as 'Accolade Wines'] | | 5265 |
| Kaurna Country, 38-44 Panalatinga Road (Lot 1002) OLD REYNELLA | Outbuilding, former Reynell's Winery and Farm Complex | A | 28124 |
| 6 Peach Street OLD REYNELLA | Dwelling (former Reynella School comprising 'cottage' and 'hall') | | 5264 |
| 80 Murray Road PORT NOARLUNGA | Perry Homestead | | 5256 |
| 53 Old Honeypot Road PORT NOARLUNGA | Dwelling & Outbuildings | | 5258 |
| 29 Saltfleet Street PORT NOARLUNGA | Port Noarlunga Hotel (former Milliari Guest House only - incorporated in hotel in 1933) | | 5257 |
| 21 Wearing Street PORT NOARLUNGA | Dwelling (''Sauerbier's House'') and Storage Shed/Privy | | 5255 |
| PORT NOARLUNGA SOUTH | Pingle Farm (Dwelling, Barn and Underground Tank), Onkaparinga River National Park | A B | 5260 |
| 13 Port Road PORT WILLUNGA | Dwelling (former Seaview Hotel) | | 5261 |
| Braes Close REYNELLA EAST | Dwelling ('The Braes') | | 5365 |
| 52-56 Sunderland Crescent SEAFORD | Dwelling (former Farm House) | A | 5267 |
| Wheaton Road SEAFORD HEIGHTS | Former Noarlunga Ostrich Farm, including former Prior's Court Homestead (1850s section only) and Barn | | 5239 |
| 4 Sauerbiers Road SEAFORD MEADOWS | Prospect Farm, including homestead, cottage, well, barn, two sheds and implement shed and stone walling | | 5259 |
| 107 Bayliss Road WHITES VALLEY | Dwelling ('former Hawthorn Farm') | | 5288 |
| 5 High Street WILLUNGA | Willunga Hotel, comprising original hotel, cottage & two storey shop | | 5269 |
| 38 High Street WILLUNGA | Masonic Hall (former Willunga Church of Christ) & Outside Toilet | | 5278 |
| 44 High Street WILLUNGA | Former Bakery & Residence | | 5279 |
| 51 High Street WILLUNGA | Old Bush Inn (sometime Canberra Hotel) | | 5280 |
| 61 High Street WILLUNGA | National Trust Museum (former Willunga Police Station and Residence, Cell Block and Courtyard, Stables & Courthouse) | | 5268 |
| 62 High Street WILLUNGA | Dwelling (former Willunga Post Office & Telegraph Station) | | 5273 |
| 17 St Andrews Terrace WILLUNGA | Dwelling | | 5270 |
| 20 St Andrews Terrace WILLUNGA | Dwelling (former 'Glantawe House') | | 5283 |
| 16 St Georges Street WILLUNGA | Dwelling | | 5276 |
| 19 St James Street WILLUNGA | Dwelling ('Upalong') | | 5282 |
| St James Street WILLUNGA | Morton's Bridge [Stone Culvert] | | 5281 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 17 St Luke Street WILLUNGA | Former Bassett's Boys School (later Willunga Council Chambers) | | 5271 |
| 21 St Lukes Street WILLUNGA | Dwelling ('Buckland House') (sometime school) | | 5286 |
| 13 St Mary's Street WILLUNGA | Dwelling ('St Mary's Lodge') | | 5284 |
| 1 St Peters Terrace WILLUNGA | Dwelling & Shop (Willunga House) | | 5277 |
| 7 St Peters Terrace WILLUNGA | Dwelling ('St Anne's Lodge') | | 5272 |
| 399-463 Delabole Road WILLUNGA SOUTH | Delabole Slate Quarry & Settlement (ruin) | | 5274 |
| 47 Dunstan Road WILLUNGA SOUTH | Bangor Slate Quarry (later Australian Slate Quarry) Complex | | 5275 |
| 47 Dunstan Road WILLUNGA SOUTH | Bangor Slate Quarry Powder Magazine | | 5291 |
| Quarry Road WILLUNGA SOUTH | Former Loud's Quarry | | 27789 |
| Pimpala Road WOODCROFT | Mount Hurtle Winery | | 5287 |

## Orroroo Carrieton

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Pekina to Orroroo Road ORROROO | Pekina Run Ruins (designated place of archaeological significance) | A C D G | 15999 |
| Parklands PEKINA VIA ORROROO | Former Pekina Animal Pound | B | 15998 |

## Out of Council Areas

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Due South of Part Block 1 DENIAL BAY VIA CEDUNA | Former McKenzie's Landing, within Murat Bay | | 20494 |
| off EDITHBURGH | Troubridge Island Lighthouse Keepers' Cottages, Troubridge Island Conservation Park | | 8 |
| off EDITHBURGH | Troubridge Island Lighthouse, Troubridge Island Conservation Park | | 9 |
| FLINDERS ISLAND VIA ELLISTON | Flinders Island Whaling & Sealing Site | A B C | 20 |
| NEPTUNE ISLAND VIA PORT LINCOLN | South Neptune Island Lighthouse Complex (including Keepers' Cottages, Store, Outbuildings, the Island Reserve, Stone Fences, Stone Rainwater Tanks, Grave Sites & Foundations of the removed Lighthouse), Neptune Islands Conservation Park | D | 22 |
| ST PETERS ISLAND VIA CEDUNA | St Peter Island Whaling Sites, Nuyts Archipelago Conservation Park (designated places of archaeological significance) | B C | 23 |
| off STENHOUSE BAY | Althorpe Island Lighthouse, Althorpe Islands Conservation Park | | 5 |
| Off STENHOUSE BAY | Althorpe Island Lighthouse Keepers' Cottages, Althorpe Islands Conservation Park | | 6 |
| Off STENHOUSE BAY | Jetty & Railway for Trolley, Althorpe Islands Conservation Park | | 7 |
| Peet Point THISTLE ISLAND VIA PT LINCOLN | Thistle Island Sealing Site (designated place of archaeological significance) | A B C | 25 |
| THISTLE ISLAND VIA PT LINCOLN | Whalers Bay Whaling Site, Thistle Island | | 18 |
| Lot 10 Woolshed Drive MOUNT DUTTON BAY | Mount Dutton Bay Jetty | | 16601 |
| FOWLERS BAY VIA CEDUNA | Whale Bone Area and the Point Fowler Structure, Fowlers Bay Conservation Reserve (designated places of archaeological significance) | B | 26 |
| via IRON KNOB | Coralbignie (Houlderoo) Rocks (designated place of geological significance) | C | 29 |
| Whyalla Road KIMBA | Refuge Rockholes Historic Reserve (Secret Rocks) | | 19 |
| Off Eyre Highway NULLARBOR PLAIN | Koonalda Cave, Nullarbor Wilderness Protection Area [also on the National Heritage List ID 106022] | | 3 |
| NULLARBOR PLAIN | Koonalda Homestead Complex (including homestead, petrol outlet and generator room, outbuilding, shearers' hut, shearing shed, yards and sheep dip), Nullarbor Wilderness Protection Area | A B D | 2 |
| Lot 174 Government Road ANDAMOOKA | Dick Clark's Residence including semi-dugout living room, two detached sleep-outs and workroom, together with dry-stone walling and connecting paths | B | 21950 |
| ANDAMOOKA | Andamooka Historic Precinct (Historical Museum Reserve), including Frank Albertoni's house, Bob Cutzow's Dugout, Tom Brady's Dugout, Mrs Perry's Kitchen and Andy Absalom's House | | 13 |
| ANNA CREEK STATION VIA PORT AUGUSTA | Former Strangways Springs Telegraph Station (Ruin) | | 10 |
| Arabana Country Callanna Road CALLANA VIA MARREE | Poole Creek Fossil Flora Complex | B C | 28131 |
| Arabana Country, Lot 2 Oodnadatta Track CALLANA VIA MARREE | Nelly Creek Fossil Flora Complex | B C | 28130 |
| Cordillo Downs Station CORDILLO DOWNS VIA LEIGH CREEK | Cordillo Downs Station Homestead and Woolshed | | 39 |
| ERNABELLA | Former Hospital, Church and Manse of former Ernabella Mission | A F G | 30 |
| Cordillo Road, via INNAMINCKA VIA LEIGH CREEK | Cadelga Homestead (Ruin) | | 56 |
| Off Strzelecki Track INNAMINCKA VIA LEIGH CREEK | Tree, possibly marking the burial site of Charles Gray, member of Burke & Wills' 1861 expedition', Lake Massacre, Innamincka Regional Reserve | | 57 |
| Off Strzelecki Track Via INNAMINCKA VIA LEIGH CREEK | Horse Capstan, Pump & Well, Old Mulga Bore, Merty Merty Station | | 34 |
| off Strzelecki Track via INNAMINCKA VIA LEIGH CREEK | Well and Whim, Coochilara Waterhole, Merty Merty Station | | 59 |
| West Terrace INNAMINCKA VIA LEIGH CREEK | Regional Reserve Headquarters (former Australian Inland Mission [AIM] Elizabeth Symon Nursing Home), Innamincka Regional Reserve | | 53 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Lake Harris, via KINGOONYA | Glenloth Gold Battery Site (designated place of archaeological significance) | A C | 26042 |
| Off Strzelecki Track LYNDHURST | Tinga Tingana Homestead (Ruin) | | 55 |
| Via LYNDHURST | Blanchewater Homestead (Ruin) | | 65 |
| Barrier Highway MANNAHILL | Mannahill Railway Station Building, Water Tank, Goods Platform and Crane | | 77 |
| Bimbowrie Station MANNAHILL | Antro' Woolshed & Shearers Kitchen, Bimbowrie Station, Bimbowrie Conservation Park | | 35 |
| Approximately 90 km north of Marree MARREE | Lake Palankarinna Fossil Reserve | | 64 |
| Off Birdsville Track, Via MARREE | Mulka Store (sometime Scobie Homestead) Ruins | | 54 |
| Killalpaninna, Via MARREE | Killalpaninna Mission site (Lutheran) | | 49 |
| Near MARREE | Curdimurka (formerly Stuart Creek) Railway Siding Complex, including fettlers' quarters, water treatment plant, water tank and Stuart Creek Bridge [Metal Girder] | | 15 |
| near MARREE | Late Pleistocene Vertebrate Fossils Site (Lake Callabonna Fossil Reserve) (designated place of palaeontological significance) | C | 71 |
| Via MARREE | Lakes Kanunka, Pitikanta and Ngapakaldi (Lake Ngapakaldi partly located within Kati Thanda-Lake Eyre National Park) Tertiary Vertebrate Fossil Sites (designated place of palaeontological significance) | C | 75 |
| Maldorky Station, off the Barrier Highway, east of OLARY | Radium Hill Townsite and Cemetery | A | 27684 |
| OLARY | Mount Victoria Well & Whim Historic Site, including boiler, tank, trough and wind pump, Plumbago Station | | 41 |
| near OODNADATTA | Edward Creek Railway Siding Complex including Railway Station, Two Fettlers Cottages, Stationmaster's House Ruins, Water Tank, Water Softener, Engine Shed Foundations and Coal Stage Foundations | A C | 21952 |
| Old Ghan Railway Route, near OODNADATTA | Abminga Railway Siding Complex - Railway Station, Two Fettlers Cottages, Coal Bin, Water Tank, Pump Shed and Shearlegs, Trolley Shed and Storage Platform Foundations | A C | 21951 |
| Via OODNADATTA | Algebuckina Railway Bridge over the Neales River [Metal Truss] | | 12 |
| Via OODNADATTA | The Peake Historic Site - Ruins of Overland Telegraph Station, Police Station, Homestead, Smelter | | 17 |
| via OODNADATTA | Dalhousie Homestead Ruins, Witjira National Park | A | 87 |
| OODNADATTA | Museum (former Oodnadatta Railway Complex, including Station/Residence, Goods Shed and Crane) | | 11 |
| OOLDEA VIA PORT AUGUSTA | Daisy Bates' Campsite | B F G | 1 |
| OOLDEA VIA PORT AUGUSTA | Ooldea Soak and former United Aborigines Mission Site (designated place of archaeological significance) | B F G | 4 |
| Via PORT AUGUSTA | Lake Acraman Impact Structure | | 24 |
| 80 kms west of Marree STUARTS CREEK VIA MARREE | Tertiary Silcrete Flora, Stuarts Creek (Intent to designate as a place of palaeontological significance) | | 21 |
| STUARTS CREEK VIA MARREE | Former Mount Hamilton Station Site (Ruins) (designated place of archaeological significance), Wabma Kadarbu Mound Springs Conservation Park | A C | 27 |
| TARCOOLA | Tarcoola Goldfield, Government Battery and Township (designated place of archaeological significance) | A C | 26041 |
| WAUKARINGA VIA YUNTA | Former Alma and Victoria Mine Site and Structures, Waukaringa | | 36 |
| near WILLIAM CREEK VIA PORT AUGUSTA | Coward Springs Railway Site, including the railway station master's house, the engine driver's cabin, the original bore, rainwater tanks, date palms and tamarisk trees | A | 28 |
| Oodnadatta Track WILLIAM CREEK VIA PORT AUGUSTA | William Creek Hotel | A | 16 |
| Curnamona Station, Via YUNTA | Original Curnamona Station Homestead | | 38 |
| Beltana Station BELTANA | Beltana Station Homestead | | 37 |
| Via BELTANA | Sliding Rock Mine | | 61 |
| Mine Road BLINMAN | Dwelling and Dugout | | 31 |
| Via BLINMAN | Blinman Dome Diapir (designated place of geological significance) | B C | 80 |
| Via BLINMAN | Parachilna Gorge (designated place of geological significance), Mt Falkland Station | B C | 84 |
| BLINMAN | Blinman Mine & Mine Manager's Cottage | | 66 |
| Via COPLEY | Paralana Hot Springs (designated place of geological significance), Wooltana Station | B C | 85 |
| off Prince Alfred Road, via CRADOCK | Prince Alfred Copper Mine Precinct (designated place of archaeological significance) | A B C | 27679 |
| 13km southeast of Leigh Creek FLINDERS RANGES | Ajax Mine Fossil Reef (designated place of palaeontological and geological significance) | C | 26985 |
| Aroona Valley FLINDERS RANGES | Eddie Pumpa Outstation including Outbuilding, Ikara-Flinders Ranges National Park | | 43 |
| Aroona Valley FLINDERS RANGES | Hayward Homestead (Ruin), Ikara-Flinders Ranges National Park | | 45 |
| Brachina Gorge FLINDERS RANGES | Impact Ejecta Horizon Late Precambrian Shales Geological Site, Ikara-Flinders Ranges National Park | | 76 |
| Brachina Road FLINDERS RANGES | Mail Station & Rubbish Dump, Enorama Site (Ruin), Aroona Station, Ikara-Flinders Ranges National Park | | 47 |
| FLINDERS RANGES | Hill's Cottage, Wilpena Pound, Ikara-Flinders Ranges National Park | | 42 |
| FLINDERS RANGES | Wills Homestead Complex (Ruins), Ikara-Flinders Ranges National Park | | 44 |
| FLINDERS RANGES | Dingley Dell Homestead (Ruin) (including Stable/Pen, Retaining Wall, Lime Kilns, Meat and Smoke House), Ikara-Flinders Ranges National Park | | 46 |
| FLINDERS RANGES | Former Blacksmith's Shop, Oraparinna Station, Ikara-Flinders Ranges National Park | | 48 |
| FLINDERS RANGES | Appealinna Mine Ruins & Miner's Hut, Ikara-Flinders Ranges National Park | | 52 |
| FLINDERS RANGES | Wilpena Homestead Complex, Ikara-Flinders Ranges National Park | | 62 |
| FLINDERS RANGES | Wilpena Pound Geological Landform, Ikara-Flinders Ranges National Park (designated place of geological significance) | C | 72 |
| FLINDERS RANGES | Stromatolites in the Precambrian Trezona Formation, Ikara-Flinders Ranges National Park | | 73 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| FLINDERS RANGES | Wilkawillina Archaeocyathae Geological Site, partly located within Ikara-Flinders Ranges National Park | | 74 |
| FLINDERS RANGES | Oraparinna Diapir Locality (designated place of geological significance), Ikara-Flinders Ranges National Park | B C | 81 |
| FLINDERS RANGES | Tufa Waterfall (designated place of geological significance), Bunkers (Private) Conservation Reserve | B C | 83 |
| FLINDERS RANGES | Enorama Diapir Locality - Diapir Reef Complex (designated place of geological significance), Ikara-Flinders Ranges National Park | C | 86 |
| Hawker-Beltana Road HAWKER | Ilka Creek Diapir (designated place of geological significance) | B C | 82 |
| Hawker-Wilpena Road Via HAWKER | Arkaba Creek Diapir (designated place of geological significance), Arkaba Station | B C | 79 |
| Balcanoona Station LEIGH CREEK | Bolla Bollana Brick Kiln & Copper Smelter Ruins, Vulkathunha-Gammon Ranges National Park | | 40 |
| Near LEIGH CREEK | Paull's Consolidated Mine | | 67 |
| Via LEIGH CREEK | Copper King Copper & Ochre Mine | | 70 |
| LEIGH CREEK | Arkaroola | C | 26317 |
| Off Birdsville Track, Via MARREE | Lake Harry Date Plantation Site | | 58 |
| Railway North Terrace MARREE | Marree Fettlers' Cottages | | 51 |
| Railway Terrace South MARREE | The Marree Hotel (Former Great Northern Hotel) | A E | 78 |
| NILPENA VIA PORT AUGUSTA | Ediacara Fossil Reserve Palaeontological Site, Nilpena Ediacara National Park [Note that National Heritage Place 24300 Ediacara Fossil Site - Nilpena is 20km to the south] | | 68 |
| PARACHILNA | Parachilna Fettlers' Cottages (Ruins) | | 50 |
| Depot Flat QUORN | Depot Creek Weir | A G | 16362 |
| Emeroo Station, Via STIRLING NORTH | Former Ostrich Farm, Emeroo Station, including Original Homestead, Ruins of Hatching Shed, Exotic Plants and Ostrich Fences | | 14 |
| Kaurna Country, 114 Grand Trunkway TORRENS ISLAND | Torrens Island Quarantine Station Complex | A B D | 28216 |
| Off TORRENS ISLAND | Torrens Island Quarantine Station Complex, including Jetty, Cemetery & Mortuary | | 17297 |
| Semaphore Road SEMAPHORE | Semaphore Jetty | | 2986 |
| near BORDER CLIFFS VIA RENMARK | Border Cairn (Todd's Obelisk), Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone], Lake Littra | A G | 33 |
| Old Coach Road to Wentworth near BORDER CLIFFS VIA RENMARK | Suicide Bridge (previously Lunatic Bridge) [Timber Trestle] & former NSW-SA Telegraph Line Posts, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone] | A B | 63 |
| Wentworth-Cooltong, Renmark Road, near BORDER CLIFFS VIA RENMARK | Littra House (former Scab or Sheep Inspector's House; possibly former Customs House) and Graveyard, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone] | | 60 |

## Peterborough

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Fourth Street DAWSON VIA PETERBOROUGH | Former Our Lady of Mount Carmel Catholic Church | A G | 16010 |
| 14 Bourke Street PETERBOROUGH | Dwelling - Koch House | | 16006 |
| 2 Callary Street PETERBOROUGH | Dwelling (former Bishop's Palace & Convent) | | 16008 |
| 2 Jervois Street PETERBOROUGH | Peterborough Police Station, Cells & Courthouse | | 16012 |
| 77-79 Kitchener Street PETERBOROUGH | Former Peterborough Power Station | | 16005 |
| 106 Main Street PETERBOROUGH | Former Peterborough YMCA (Young Men's Christian Association) Hostel | F | 16000 |
| 108 Main Street PETERBOROUGH | Peterborough Town Hall | | 16001 |
| 105-107 Main Street PETERBOROUGH | General Store | | 16004 |
| 193-195 Main Street PETERBOROUGH | Peterborough Hotel | | 16003 |
| 227-231 Main Street PETERBOROUGH | Former Capitol Theatre | | 16002 |
| Main Street PETERBOROUGH | Peterborough Rotunda | | 16011 |
| Railway Terrace PETERBOROUGH | Peterborough Roundhouse & Turntable (Steamtown Heritage Rail Centre) | A B | 16009 |
| Tripney Avenue PETERBOROUGH | Peterborough Gold Battery & Office | | 16007 |

## Playford

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Heaslip Road ANGLE VALE | Angle Vale Bridge [Laminated Timber Arch] | | 13324 |
| 7 Judd Street ELIZABETH | Dwelling - Judd House | | 13230 |
| Kaurna Country, 114 Harvey Road ELIZABETH GROVE | Former Elizabeth South Methodist Church (now Elizabeth Grove Uniting Church) | A | 28472 |
| Kaurna Country, 106 Goodman Road ELIZABETH SOUTH | Former Jean Flynn Presbyterian Church (now Adelaide Presbyterian Church Elizabeth) | A | 28473 |
| Para Wirra Conservation Park HUMBUG SCRUB VIA ONE TREE HILL | Lady Alice Gold Mine Site, Para Wirra Conservation Park | | 13311 |
| Andrews Road MACDONALD PARK | Buildings No's 29 & 33, Smithfield Magazine Area | A B | 13313 |
| 794 Blacktop Road ONE TREE HILL | Dwelling (former One Tree Hill Inn) | | 13304 |
| Off Uley Road ONE TREE HILL | Former Adamson's Flour Mill (Yelki Mill and Water Wheel Complex), Smiths Creek | | 13231 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Petherton Road PENFIELD | Dwelling - Pise Cottage (including later additions) and Brick Tank | | 13305 |
| Gawler-One Tree Hill Road YATTALUNGA | Dwelling ('Yattalunga') and Stables | A B | 13312 |

## Port Adelaide Enfield

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Station Place ALBERTON | Alberton Railway Station Building | | 1740 |
| Station Place ALBERTON | Alberton Railway Station Western Platform and Footbridge | A B | 2948 |
| 47-49 Sussex Street ALBERTON | Former Shops | | 1741 |
| 51-53 Sussex Street ALBERTON | Former Shops | | 1742 |
| 55-61 Sussex Street ALBERTON | Former Shops | | 1743 |
| 771 Torrens Road ALBERTON | Corner Shop made of corrugated iron | | 1744 |
| Kaurna Country, 500 Grand Junction Road ANGLE PARK | Tribute to James Cyril Stobie | A E G | 28464 |
| 1-7 Fletcher Road BIRKENHEAD | Former Naval Drill Hall, HMAS Encounter | | 1745 |
| BIRKENHEAD | Birkenhead Bridge [Metal Double Bascule] | | 2949 |
| Kaurna Country, 286 Torrens Road CROYDON PARK | St Margaret Mary's Catholic Church | A D E G | 28122 |
| Old North Arm Road DRY CREEK | Southern abutment remains of 1857 North Arm Road Bridge | A C | 2972 |
| 2B Gurney Terrace ENFIELD | Dwelling ('Pine Forest') | | 1746 |
| 20 Walker Court ENFIELD | Barton Vale' House (sometime Vaughan House) | | 1747 |
| 23 Denman Street EXETER | Dwelling (Former Port Adelaide and Le Fevre's Peninsula Cooperative Society Ltd Store) | B | 20499 |
| 498 Churchill Road KILBURN | Former Tubemakers Administration Building No 2 | A E | 26324 |
| 500 Churchill Road KILBURN | Former Tubemakers of Australia Administration Building No 1 | A E | 24963 |
| Churchill Road KILBURN | Time Office/Correspondence Room (Building 171), Islington Railway Workshops | A | 26124 |
| Churchill Road KILBURN | Islington Railway Workshops Electrical Shop | A | 2950 |
| Churchill Road KILBURN | Islington Railway Workshops Apprentice School | A | 2951 |
| Churchill Road KILBURN | Islington Railway Workshops Foundry | A | 2952 |
| Churchill Road KILBURN | Islington Railway Workshops Fabrication Shop Annex | A | 2953 |
| Churchill Road KILBURN | Islington Railway Workshops Fabrication Shop [includes Weighbridge - Object of heritage significance] | A | 2954 |
| Churchill Road KILBURN | Islington Railway Workshops Chief Mechanical Engineer's Office | A | 2955 |
| Churchill Road KILBURN | Front Fence, adjacent to Chief Mechanical Engineer's Office, Islington Railway Workshops | A | 26048 |
| 41 Second Avenue KLEMZIG | Lutheran Cemetery originally associated with the now demolished Klemzig Church | | 1748 |
| 198 Esplanade LARGS BAY | Largs Pier Hotel | | 1750 |
| 138-139 Esplanade LARGS BAY | Dwelling - Two Storey Duplex (sometime Largs Bay College) | | 1749 |
| Esplanade LARGS BAY | Largs Bay Jetty | | 1751 |
| 11-15 Jetty Road LARGS BAY | Former Largs Bay Land and Investment Company's Shops | | 1752 |
| 212 Lady Gowrie Drive LARGS BAY | Dwelling ('Montrose') and Fence | | 1753 |
| Kaurna Country, 1 Jenkins Street NEW PORT | Jenkins Street Slips Precinct | C | 28155 |
| 230-246 Semaphore Road NEW PORT | The Fletcher's Slip Precinct (including the former Fletcher's and Dunnikier Slipways Sites and Associated Structures) | A C | 24959 |
| Grand Junction Road NORTHFIELD | B Division Cell Block, Yatala Labour Prison | | 2958 |
| Grand Junction Road NORTHFIELD | Stone Walls, Yatala Labour Prison | | 2959 |
| Grand Junction Road NORTHFIELD | Administration Building, Yatala Labour Prison | | 2956 |
| Grand Junction Road NORTHFIELD | Former A Division Guards Quarters, Yatala Labour Prison | | 2957 |
| 207-255 Hampstead Road NORTHFIELD | Administration Building, Hampstead Centre | A D | 1754 |
| Fosters Road OAKDEN | Hillcrest Hospital (former Northfield Mental Hospital) - former Superintendent's House | A G | 21031 |
| 18 Heritage Court OAKDEN | Hillcrest Hospital (former Northfield Mental Hospital) - former Administration Building ['Stanley House'] | A G | 2960 |
| Hilltop Drive OAKDEN | Hillcrest Hospital (former Northfield Mental Hospital) - former Mortuary | A G | 21030 |
| Agnes Street OTTOWAY | St Maximilian Kolbe Catholic Church | F G | 27753 |
| Oliver Rogers Road OUTER HARBOR | Former Outer Harbor Pilot Station | | 1755 |
| Black Diamond Square PORT ADELAIDE | Former South Neptune Island (originally Port Adelaide) Lighthouse | | 2962 |
| 60-62 College Street PORT ADELAIDE | Former De Souza Bakery | | 1756 |
| 30 Commercial Road PORT ADELAIDE | Former Port Adelaide Customs House | | 2963 |
| 30 Commercial Road PORT ADELAIDE | Former Port Adelaide Institute (sometime Custom House) | | 2964 |
| 62 Commercial Road PORT ADELAIDE | Port Adelaide Enfield Council Chamber (former Port Adelaide Courthouse) | | 2965 |
| 66 Commercial Road PORT ADELAIDE | Port Adelaide Visitor Centre Complex (former Port Adelaide Police Station, Courthouse and Custom House) | | 2966 |
| 74 Commercial Road PORT ADELAIDE | Central Buildings (incorporating the former White Horse Cellar Inn) | A G | 1758 |
| 169 Commercial Road PORT ADELAIDE | Port Adelaide Uniting (former Congregational) Church | D E G | 1759 |
| 142-150 Commercial Road PORT ADELAIDE | Port Adelaide Masonic Centre | | 1757 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 95 Dale Street PORT ADELAIDE | St Mary's Catholic Church & Hall | | 1760 |
| 15 Divett Street PORT ADELAIDE | Former Bank of Australasia Port Adelaide Branch and Australasia Chambers | | 1762 |
| 11-13 Divett Street PORT ADELAIDE | Divett Chambers Offices (originally the Advertiser Building) | | 1761 |
| 1-15 Fisher Street PORT ADELAIDE | Former Dalgety's Wool Store | | 1763 |
| Jane Street PORT ADELAIDE | Former Weman's Warehouse and Sail Loft | | 18917 |
| 67 Lipson Street PORT ADELAIDE | Factory (former BALM Paints Duco Plant) | A D E | 1769 |
| 93 Lipson Street PORT ADELAIDE | Former Savings Bank of South Australia Port Adelaide Branch | | 1771 |
| 114 Lipson Street PORT ADELAIDE | Dwelling (former Bank of Adelaide Port Adelaide Branch) | | 1765 |
| 116 Lipson Street PORT ADELAIDE | Former Lewis & Webb Office | | 1766 |
| 117 Lipson Street PORT ADELAIDE | Former Weman's Sailmaker's Shop | | 1767 |
| 126 Lipson Street PORT ADELAIDE | SA Maritime Museum (former Elder's Bond & Free Stores) | | 1768 |
| 111-111A Lipson Street PORT ADELAIDE | Former ANZ (former Union) Bank Port Adelaide Branch | | 1764 |
| 83-87 Lipson Street PORT ADELAIDE | Former HL Vosz Ltd Offices and Paint Factory | | 1770 |
| Lipson Street PORT ADELAIDE | National Railway Museum (former Port Adelaide Railway Goods Shed (c.1875) only) | | 2971 |
| 4 McLaren Parade PORT ADELAIDE | Dockside Tavern (former Britannia Hotel) | | 2970 |
| 9A Mundy Street PORT ADELAIDE | Former Hart's (later Adelaide Milling Co.) Flour Mill | | 1772 |
| 9A Mundy Street PORT ADELAIDE | Former Adelaide Milling Company Flour Mill, including southern annexe and former Motor Room, Packing Shed (brick and iron facade only), Stone Wall to west of Hart's (1855) Mill and remnant southern masonry wall east of Adelaide Milling Company Mill | B | 3096 |
| 11 Nile Street PORT ADELAIDE | Former Waterside Workers' Federation Hall | A D G | 1773 |
| 29 North Parade PORT ADELAIDE | Former Port Adelaide Telegraph Office | | 1774 |
| Ocean Steamers Road PORT ADELAIDE | No.2 Dock | A B | 27747 |
| 3-5 Santo Parade PORT ADELAIDE | Former Elder, Smith & Co ' X' Wool Store (originally D & J Fowler Warehouse) | | 1775 |
| 7-9 Santo Parade PORT ADELAIDE | Former Elder, Smith & Co 'F' (No 3) Wool Store (former Stilling & Co) | | 2973 |
| 7-9 Santo Parade PORT ADELAIDE | Former Elder, Smith & Co 'F' (No 4) Wool Store | | 2974 |
| SE Corner St Vincent St & Lipson St PORT ADELAIDE | Formby Memorial Drinking Fountain (95 Fletcher Road, Peterhead), Original Mintaro slate base with marble steps and replica Formby Memorial Drinking Fountain (SE cnr St Vincent Street & Lipson Street, Port Adelaide) | | 27788 |
| 163 St Vincent Street PORT ADELAIDE | Port Adelaide Enfield Council Offices (Former Port Adelaide Town Hall) | | 1776 |
| 247 St Vincent Street PORT ADELAIDE | Railway Hotel | | 1777 |
| 255-265 St Vincent Street PORT ADELAIDE | St Vincent Chambers Shops and Offices | | 1778 |
| 318-326 St Vincent Street PORT ADELAIDE | Former Goldsbrough Mort Wool Stores | | 1779 |
| St Vincent Street PORT ADELAIDE | St Paul's Anglican Church | A B | 2976 |
| 10 Todd Street PORT ADELAIDE | Port Dock Brewery Hotel | | 1780 |
| 193-195 Port Road QUEENSTOWN | Queenstown Church of Christ (former Whittaker Memorial Primitive Methodist Church) | F | 1781 |
| Pedder Crescent REGENCY PARK | Former Straining Shed of Islington Sewage Farm | | 2977 |
| Tikalara Road REGENCY PARK | Sunnybrae Farm Complex (Part of former Islington Sewage Farm), including Manager's Residence and Dairymen's Quarters, Cheese Room and Cellars, Stables, Cow Shed and Smoke House | | 2978 |
| 35 & 37 McNicol Street ROSEWATER | First South Australian Housing Trust Dwellings | | 2979 |
| 40 Blackler Street SEMAPHORE | Dwelling (former Semaphore Water Tower) | | 1782 |
| End Semaphore Road SEMAPHORE | Semaphore Soldiers Memorial Clock | | 2980 |
| 64 Esplanade SEMAPHORE | Dwelling - Two Storey House | | 1783 |
| 68 Esplanade SEMAPHORE | Dwelling (former home of Richard Jagoe) | | 1784 |
| 74 Esplanade SEMAPHORE | Former Semaphore Customs Boarding Station | | 1785 |
| Esplanade SEMAPHORE | Semaphore Carousel | A B | 28152 |
| Esplanade SEMAPHORE | Semaphore Palais | | 2981 |
| 176-186 Military Road SEMAPHORE | Dwelling ('Bute Terrace') | | 1786 |
| 6 Newman Street SEMAPHORE | Dwelling | | 2983 |
| Semaphore Road SEMAPHORE | Semaphore Jetty | | 2986 |
| 15 Semaphore Road SEMAPHORE | Doctor's Surgery (former Semaphore Post Office) | | 1787 |
| 43 Semaphore Road SEMAPHORE | Dwelling ('Warrinilla')(previously Dr Bollen's Surgery) | | 1788 |
| 10-14 Semaphore Road SEMAPHORE | Semaphore Library & Shops (former Semaphore Ozone Cinema, former Semaphore Institute, sometime Town Hall) | | 2984 |
| 10-14 Semaphore Road SEMAPHORE | Soldiers Memorial Hall | | 2985 |
| Semaphore Road SEMAPHORE | Semaphore Timeball Tower | | 2982 |
| 65 Military Road SEMAPHORE SOUTH | St Margaret's Hospital (St Andrew's & Angas Wings and Iron Fence) | | 1789 |
| 8 Park Avenue SEMAPHORE SOUTH | Glanville Hall | | 2987 |
| 274 Lady Gowrie Drive TAPEROO | Fort Largs (including Rifled Muzzle Loading & Breech Loading Guns) | | 2988 |
| Lady Gowrie Drive TAPEROO | Fort Largs Barracks and Drill Hall | A B | 27082 |
| Churchill Road KILBURN | Old Bulk Store (formerly Carriage and Wagon Shop extension), Islington Railway Workshops | A E | 27699 |

## Port Augusta

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Beauchamp Lane PORT AUGUSTA | Port Augusta Cultural Centre (Former Port Augusta Waterworks workshop, storeroom, stables and courtyard) | | 16267 |
| Beauchamp Lane PORT AUGUSTA | Gladstone Square Bandstand | | 16268 |
| Beauchamp Lane PORT AUGUSTA | Beatton Memorial Drinking Fountain, Gladstone Square | | 16269 |
| 9 Church Street PORT AUGUSTA | St Augustine's Anglican Church | A E F G | 16263 |
| 52 Commercial Road PORT AUGUSTA | Port Augusta Institute | | 16262 |
| 54 Commercial Road PORT AUGUSTA | Port Augusta Town Hall | | 16265 |
| Commercial Road PORT AUGUSTA | Curdnatta Art Gallery (former first Port Augusta Railway Station) | | 16271 |
| 34 Flinders Terrace PORT AUGUSTA | Former Port Augusta School of the Air | A G | 16264 |
| 1 Jervois Street PORT AUGUSTA | Port Augusta Courthouse | | 16266 |
| Stirling Street PORT AUGUSTA | Second Port Augusta Railway Station | | 16272 |
| 12 Tassie Street PORT AUGUSTA | Seaview House (former Bank of South Australia Port Augusta Branch) | A D E G | 16261 |
| Off Tassie Street PORT AUGUSTA | Port Augusta Wharf | A D E G | 16273 |
| PORT AUGUSTA | Red Cliff Point (designated place of geological significance), Winninowie Conservation Park | B C | 16274 |
| Mitchell Terrace PORT AUGUSTA WEST | Port Augusta West Water Tower | A | 16270 |
| STIRLING NORTH | Davenport Reservoir and Storage Tank | A D E | 16275 |
| Emeroo Station, Via STIRLING NORTH | Former Ostrich Farm, Emeroo Station, including Original Homestead, Ruins of Hatching Shed, Exotic Plants and Ostrich Fences | | 14 |

## Port Lincoln

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Dorset Place PORT LINCOLN | Former Windmill Base (sometime Pioneer Mill Museum) | | 16590 |
| Hawson Place PORT LINCOLN | Hawson's Grave, Hawson Square | | 16591 |
| Le Brun Street PORT LINCOLN | Port Lincoln Locomotive Depot and Workshops | A B | 27791 |
| Barngala Country, 97 Lincoln Highway PORT LINCOLN | Former A. A. Stenross & Company Boatyard; Axel Stenross Boatshed & living quarters | B D | 28521 |
| 152 Proper Bay Road PORT LINCOLN | Arrandale' (Dwelling, Cottage and Stables) | | 16588 |
| Railway Terrace PORT LINCOLN | Port Lincoln Railway Station | | 16592 |
| 36 Washington Street PORT LINCOLN | Port Lincoln Police Station & Courthouse | | 16589 |
| 20 Windsor Avenue PORT LINCOLN | Dwelling ('Ravendale House') | | 16587 |

## Port Pirie

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1 Alexander Street PORT PIRIE | Barrier Chambers Offices | | 13524 |
| 32 Ellen Street PORT PIRIE | Former Adelaide Steamship Company Building | A B G | 13525 |
| 85 Ellen Street PORT PIRIE | Development Board Building (former Port Pirie Courthouse, later Customs House) | | 13527 |
| 94 Ellen Street PORT PIRIE | Shops, rear of Portside Tavern (former Jubilee Hotel, former Royal Exchange Hotel) | | 13531 |
| 134 Ellen Street PORT PIRIE | Family Hotel | | 13532 |
| 64 - 68 Ellen Street PORT PIRIE | Dwelling (former Sampson's Butcher Shop) | | 13526 |
| 69-71 Ellen Street PORT PIRIE | National Trust Museum (former Port Pirie Customs House) | | 13528 |
| 73-77 Ellen Street PORT PIRIE | National Trust Museum (former Port Pirie Railway Station) | | 13529 |
| 79-81 Ellen Street PORT PIRIE | Port Pirie Post Office | A | 13530 |
| 32 Florence Street PORT PIRIE | Dwelling ('Carn Brae') | | 13533 |
| 50-52 Florence Street PORT PIRIE | Waterside Workers' Federation (former Amalgamated Workers' Association) Building | | 13534 |
| 105 Gertrude Street PORT PIRIE | Good Samaritan Catholic Convent School | | 13535 |
| Memorial Drive PORT PIRIE | Second World War Memorial Gates | E | 13536 |
| 5 Norman Street PORT PIRIE | Former AMP [Australian Mutual Provident Society] Port Pirie Office Building | A G | 13537 |
| Redhill to Yacka Road REDHILL | Redhill Geological Site | B C | 13538 |

## Prospect

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1A Braund Road FITZROY | Former Coachhouse of Mitchell House | | 3188 |
| 18 Fitzroy Terrace FITZROY | Dwelling ('Mitchell House') | | 3189 |
| 20 Fitzroy Terrace FITZROY | Fitzroy House | | 3190 |
| Churchill Road KILBURN | Old Bulk Store (formerly Carriage and Wagon Shop extension), Islington Railway Workshops | A E | 27699 |
| Cemetery Avenue NAILSWORTH | North Road Church of England Cemetery, including the Chapel | | 3191 |
| Main North Road PROSPECT | Former Johns Road Horse Tram Depot of the Prospect, Nailsworth and Enfield Tramway Company | | 3192 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 4/1 Menzies Crescent PROSPECT | Former Prospect Air Raid Precautions (ARP) Sub-Control Station | A B D | 28117 |
| 49 Prospect Road PROSPECT | St Cuthbert's Anglican Church | E | 3193 |
| 3 & 3A Prospect Road PROSPECT | Dwelling and Flat (former Office/Garage) designed by Christopher Smith in the Art Deco Style for his own residence | E | 25673 |
| Kaurna Country, 5 Fitzroy Terrace THORNGATE | Dwelling (former 'Woodgate') | E G | 28126 |

## Renmark Paringa

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Via BERRI | Calperum Homestead [Part of Bookmark Biosphere Reserve Buffer Zone] | | 69 |
| Murtho Road BORDER CLIFFS VIA RENMARK | Former Border Cliffs Customs House, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone] | | 16377 |
| Lock 6 Road PARINGA | Graves of Passengers of the PS Bunyip | | 16379 |
| Wilkinson Road PARINGA | Dwelling ('Wilkadene'), including c1860 cottage and 1913 house | | 16380 |
| PARINGA | Paringa Bridge over the River Murray [Metal Vertical Lift] | | 16378 |
| 149 Murray Avenue RENMARK | Renmark Irrigation Trust Office | | 16372 |
| Murray Avenue RENMARK | Renmark Hotel | | 16376 |
| Renmark Avenue RENMARK | Renmark Distillery Bridge (The first pre-stressed concrete bridge constructed in South Australia) [Concrete Girder] | | 16373 |
| Renmark Avenue RENMARK | Olivewood Site, including dwelling ('Olivewood'), Chaffey packing shed, palm trees lining driveway, olive grove and garden | | 16374 |
| Twenty Sixth Avenue RENMARK | Bangalore Fruit Block (including the house, garden, outbuildings and structures) | | 16375 |

## Robe

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Cape Dombey ROBE | Cape Dombey Obelisk | | 16401 |
| 2 Hagen Street ROBE | The Lady Star of the Sea Catholic Chapel and Schoolroom | | 16405 |
| 1A Hagen Street ROBE | Robe House (former Government Residence) | | 16407 |
| 7 Karatta Road ROBE | Dwelling ('Karatta House') | | 16403 |
| Main Road ROBE | Dwelling ('Lakeside') | | 16450 |
| Main Road ROBE | Lakeside' Stables and Coach House | | 16451 |
| Main South Eastern Road ROBE | Richmond Park Homestead | | 16471 |
| Millicent Road ROBE | Former Bush Inn | | 16454 |
| 2 Mundy Terrace ROBE | Dwellings (former Robe Post Office & Telegraph Station) | | 16410 |
| Nora Creina Road ROBE | Dwelling ('The Hermitage' Homestead Complex) | | 16459 |
| Nora Creina Road, Near ROBE | Dwelling ('Dingley Dell') | | 16457 |
| Nora Creina Road, Near ROBE | Former CSIRO Field Research Station (including shed, water tank, yard fencing and gates) | A G | 16480 |
| Nora Creina Road, Via ROBE | Dwelling ('Bellevue Homestead') | | 16456 |
| Obelisk Road ROBE | Former Robe Gaol (Ruin) | | 16402 |
| Bunganditj Country; 10 – 14 O'Halloran Street ROBE | Robe Cemetery | | 16453 |
| 1 Royal Circus ROBE | Nautical Museum (former Robe Customs House) | | 16404 |
| Royal Circus ROBE | Royal Circus and Seawall, including remains of slipway and Chinese Memorial | | 16463 |
| 8 Smillie Street ROBE | Robe Courthouse, Police Station, Old Cells & Stables | | 16408 |
| 10 Smillie Street ROBE | Ormerod' Cottages | | 16409 |
| 24 Smillie Street ROBE | Bank House (former Bank of South Australia Robe Branch) | | 16418 |
| 26 Smillie Street ROBE | Shop & Cottages (formerly Campbell's Shop) | | 16419 |
| 32 Smillie Street ROBE | Dwelling (former Davison's Shop and Residence) | | 16423 |
| 36-38 Smillie Street ROBE | Former Graymasts - Former Woolstore and attached Cottage | | 16424 |
| Smillie Street ROBE | Dwelling (former Criterion Hotel) | | 16420 |
| Smillie Street ROBE | Robe Institute | | 16421 |
| 15 Sturt Street ROBE | Dwelling ('Granny Banks' Cottage') (former Crazy Cottage) | | 16415 |
| 4-8 Sturt Street ROBE | Dwelling ('Moorakyne House') (former Green Gables) | | 16406 |
| 1 Victoria Street ROBE | Caledonian Inn | | 16425 |
| 5 Victoria Street ROBE | Eating House (former Wilson's Saddlery) | | 16432 |
| 18 Victoria Street ROBE | Office (former Attic House) | | 16437 |

## Salisbury

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Magazine Road DRY CREEK | Dry Creek Explosive Magazines and Earth Mounds | A E | 13625 |
| Explosives Road (Off) EDINBURGH | DSTO (former Salisbury Explosives Factory) Site - Portion of the Industrial Explosives area (Former Bomb Filling Section) - Buildings 5, 7, 9, 11, 20 & 37 and associated bunding and lightning arresters | A D E G | 21953 |
| 10 Sturton Road EDINBURGH | DSTO (former Salisbury Explosives Factory) Site - Portion of the Base Repair Facility (Former TNT Section) - Buildings 1,6,7,8,10 and 14 | A D G | 21955 |
| Taranaki Road EDINBURGH | DSTO (former Salisbury Explosives Factory) Site - Portion of the Contractor's Area (Former Shell filling Section) - Buildings 25, 26, 27, 30, 31, 32, 35, 36, 37, 51, 285 with associated bunding | A D E G | 21954 |
| The Crescent EDINBURGH | DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 1, 2, 3, 11, 12, 13, 14, 15, 27 and 28 | A D G | 21956 |
| 6-30 Woomera Avenue EDINBURGH | DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 5, 6, 7 and 10 | A D G | 21957 |
| 27 Prunus Avenue ELIZABETH VALE | Dwelling ('Grove Crescent') | | 13614 |
| 15 Park Way MAWSON LAKES | Former Levels Homestead Stables | | 21022 |
| Lot 951 The Mews MAWSON LAKES | Former 'The Levels' Homestead | | 13621 |
| 92 Shepherdson Road PARAFIELD GARDENS | Garden College (former Angas Home), including Residential Wings, Kitchen, Manager's Residence and Florence Thompson Memorial | | 13615 |
| 8 Settlers Court PARALOWIE | Dwelling | | 13628 |
| 94 Waterloo Corner Road PARALOWIE | UnitingCare Wesley Youth Services (North) ('Paralowie House') and Gardens | | 13616 |
| 3 Ann Street SALISBURY | Former Salisbury Police Station, Courthouse & Stables | | 13622 |
| 47 Burton Road SALISBURY | Douglas Park Farm | | 13617 |
| 2-22 Mary Street SALISBURY | Former Salisbury Primary School | | 13631 |
| Mary Street SALISBURY | First and Second St John's Anglican Churches & Graveyard | | 13623 |
| Kaurna Country, 59-61 Park Terrace SALISBURY | Former Salisbury Methodist Church (now Salisbury Uniting Church) | E | 28213 |
| 7 Robert Street SALISBURY | Dwelling ('Shirley Hall', previously 'Chelsea'), Separate Kitchen, Outbuilding & Fence | | 13629 |
| Wiltshire Street SALISBURY | Salisbury Institute | | 13624 |
| 1955 Main North Road SALISBURY HEIGHTS | Old Spot Hotel | | 13618 |
| 1 Terama Court SALISBURY HEIGHTS | Dwelling ('Portview') | | 13627 |
| 17 Riversdale Drive SALISBURY PARK | Dwelling ('Sans Souci') | | 13619 |
| 2 Saints Road SALISBURY PARK | Dwelling ('Fendon Grove') | | 13620 |
| Dry Creek Reserve WALKLEY HEIGHTS | Former Powder Magazine, Yatala Labour Prison | | 13626 |
| Dry Creek Reserve WALKLEY HEIGHTS | Former Warder's Tower Post No 1, Yatala Labour Prison | | 13630 |

## Southern Mallee

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Bews Terrace LAMEROO | Irish Martyrs Catholic Church | B E | 16327 |
| 1 Needs Road LAMEROO | Former Bank Manager's Residence | B | 16328 |
| Parilla South Road PARILLA | Tree Planted to Commemorate the Japanese Surrender of World War Two, Neptune Farm | | 16326 |

## Streaky Bay

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Benbarber Road off Flinders Highway MORTANA VIA PORT KENNY | Murphy's Haystacks Geological Site | | 16394 |
| Flinders Highway, Near STREAKY BAY | Eyre's Waterhole (former Cooeyana Well) | | 16395 |
| Poochera Road STREAKY BAY | Kirkala Station, Outstation, including Two-Roomed Cottage, External Bakehouse and Underground Tank | | 16397 |
| Poochera Road STREAKY BAY | Kirkala Station Site, including the Homestead, School (sometime Shearers' Dining Room), Stables, Blacksmith's Shop and Cottage | | 16398 |
| STREAKY BAY | Maryvale (including Homestead, School, Shearing Shed & Quarters) | | 16396 |

## Tatiara

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Clayton Farm Road BORDERTOWN | Clayton Farm Complex, including Dwelling, Shearing Shed, Hay Shed, Chaff Shed, Stables, Blacksmithy, Cottage and Workshop | | 14183 |
| Hay Avenue BORDERTOWN | Bordertown Railway Station | | 14186 |
| Woolshed Street BORDERTOWN | Bordertown Institute | A E F | 14188 |
| off Two Wells Road, near KEITH | Two Wells (associated with 1850s Gold Escort Route) | | 14185 |
| Off Cannawigara Road KONGAL VIA MUNDULLA | Kongal Springs Well (associated with 1850s Gold Escort Route) | | 14184 |
| Lot 30 Jewell Street MUNDULLA | Former Wirrega District Council Chambers | | 14189 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 22 Nalang Road MUNDULLA | Old Mundulla Hotel kitchen, previously National Trust Museum (Probable Kitchen, former Mundulla Hotel) | | 14190 |
| 22 Nalang Road MUNDULLA | Old Mundulla Hotel previously National Trust Museum (former Mundulla General Store, Post Office and Hotel) | A F | 18226 |
| Riddoch Highway PADTHAWAY VIA NARACOORTE | Padthaway Estate, including Homestead, Cottage, former Kitchen, Cellar, former Schoolroom, Shearing Shed, Shearers' Quarters, former Stables and Overseer's cottage | | 14187 |
| Bordertown-Wolseley Road WOLSELEY | Former Wolseley Inland Aircraft Fuel Depot including pump house, drum filling platform and six fuel tanks | A D G | 21067 |

## Tea Tree Gully

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| One Tree Hill Road GOLDEN GROVE | Dwelling ('The Park') | B | 3366 |
| Sandstock Boulevard GOLDEN GROVE | Golden Grove House, including Stone Cellar/Store | | 27761 |
| Lot 300 Historic Drive HIGHBURY | Dwelling ('Athelstone House') | | 3367 |
| Off Historic Drive HIGHBURY | Former Athelstone (Dinham's) Flour Mill | | 21027 |
| Off Gorge Road MONTACUTE | River Torrens Weir & Aqueduct, Montacute & Highbury | | 3404 |
| One Tree Hill Road ONE TREE HILL | Snake Gully Bridge over the Little Para River [Stone Arch] | | 3368 |
| Golden Grove Road RIDGEHAVEN | Drumminor Gardens (sometime Drumminor Restaurant, former Dwelling 'Drumminor') | | 3369 |
| 2 Haines Road TEA TREE GULLY | Former Highercombe (subsequently Tea Tree Gully) Council Chambers | A D G | 3372 |
| 3 Perseverance Road TEA TREE GULLY | National Trust Museum (former Highercombe Hotel) | | 3370 |
| TEA TREE GULLY | Former Newman's Nursery Site, Anstey Hill Recreation Park | | 3409 |
| 52 Park Lake Drive WYNN VALE | Dwelling - ('Eldergreen') Farm Complex, including Slab Hut, Cottage and House | | 3371 |

## Tumby Bay

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 1 North Terrace TUMBY BAY | Tumby Bay Hotel | | 16580 |
| Yeelana Road UNGARRA | Water Tank, Moody Rocks, Moody Tank Conservation Park | | 16581 |

## Unley

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 46-48 Anzac Highway EVERARD PARK | Everard Court (flats) | A B E | 28129 |
| 631 South Road EVERARD PARK | Retirement Village (former 'Ackland House') | | 3773 |
| 78 Fisher Street FULLARTON | Dwelling ('Woodfield') | | 4002 |
| 411 Fullarton Road FULLARTON | Fullarton Park Community Centre (Former Dwelling 'Hughes Estate') | | 3766 |
| 141 Goodwood Road GOODWOOD | Capri Cinema (former New Goodwood Star, later New Curzon) | | 3769 |
| 155 Goodwood Road GOODWOOD | Goodwood War Memorial | | 3770 |
| 126, 128 & 128A Goodwood Road GOODWOOD | Shops (former Bansemer Family Butcher) | | 3768 |
| 2 Anzac Highway KESWICK | Building 32 - Barracks - Keswick; Headquarters Building, Keswick Barracks | | 3762 |
| 3 Douglas Street MILLSWOOD | River Red Gum (Eucalyptus camaldulensis) | | 3765 |
| 181 Goodwood Road MILLSWOOD | Tabor College (former St Vincent de Paul's [Goodwood] Orphanage, including the North, South & West Wings, the Chapel and the former Laundry & former Isolation Hospital) | | 3771 |
| 159-165 Goodwood Road MILLSWOOD | Holy Cross Catholic Church | D E G | 28113 |
| Kaurna Country, 4-6 Malcolm Street, MILLSWOOD | Millswood Apartments (formerly Rogart Flats) | A B E | 28217 |
| 34 Wood Street MILLSWOOD | Dwelling ('Coonawarra') | | 3778 |
| 32 Cross Road MYRTLE BANK | Ridge Park Nursing Home (former Dwelling) | | 3764 |
| 380 Glen Osmond Road MYRTLE BANK | Carmelite Monastery | | 3767 |
| Kaurna Country, 163A - 164 Greenhill Road PARKSIDE | Australian Education Union Building (Raggatt House; SAIT Building) | | 28481 |
| 179 Greenhill Road PARKSIDE | Carramar Clinic (former Dwelling St Margaret's) | | 3772 |
| 61 Young Street PARKSIDE | House - Former Private School of J.L. Young | | 3780 |
| 27-31 Young Street PARKSIDE | Former Epworth Uniting (former Wesleyan Methodist) Church | | 3779 |
| 34 Unley Road UNLEY | Office (former Dwelling built by WC Torode) | | 3775 |
| 183 Unley Road UNLEY | St Augustine's Anglican Churches (Old and New) | D E F G | 3776 |
| 6 Addiscombe Place UNLEY PARK | Dwelling ('Heywood') | | 3761 |
| 8 Bellevue Place UNLEY PARK | Dwelling built and designed by WC Torode | | 3763 |
| 37 Thornber Street UNLEY PARK | Thornber House'' and Cottage | | 3774 |
| 20 Victoria Avenue UNLEY PARK | Dwelling ('Yurilla Hall') | | 3777 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 68 Goodwood Road WAYVILLE | Stud Sheep Pavilion, Adelaide Showground | A D | 27755 |
| 68 Goodwood Road WAYVILLE | Secretary's Office, Adelaide Showground | A G | 27756 |
| Kaurna Country, 26 King William Road WAYVILLE | Christ Church Uniting Church | E G | 28474 |
| 305 Young Street WAYVILLE | Dwelling (former 'Amphi Cosma') built and designed by WC Torode | | 3781 |
| 307 Young Street WAYVILLE | Lee's Theatre Club (former Dwelling) designed by WC Torode | | 3782 |

## Victor Harbor

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 66 Franklin Parade ENCOUNTER BAY VIA VICTOR HARBOR | Dwelling ('Yilki', former Fountain Inn) | | 14589 |
| off Franklin Parade ENCOUNTER BAY VIA VICTOR HARBOR | Rosetta Head Well and Whaling Station Site (former Encounter Bay Whaling Station) (designated place of archaeological significance) | B C | 28111 |
| ENCOUNTER BAY VIA VICTOR HARBOR | The Bluff (Rosetta Head) Historic Site, including the Jetty & Whaling Station Site | | 14592 |
| Inman Valley Road INMAN VALLEY | Glacier Rock Inman Valley | | 14581 |
| Mt Alma Road INMAN VALLEY | Crossman's Bridge over Inman River [Understrutted Timber] | | 14583 |
| 7-27 Adare Avenue VICTOR HARBOR | Adare Conference Centre (former Dwelling 'Adare') | A E | 14586 |
| 18-24 Burke Street VICTOR HARBOR | St Augustine's Anglican Church (cruciform-plan church with louvred bell tower only) | E G | 14590 |
| 2 Coral Street VICTOR HARBOR | Art Gallery (former Victor Harbor Post & Telegraph Office and Postmaster's Residence) | | 14568 |
| 8-12 Coral Street VICTOR HARBOR | Victor Harbor Town Hall & Library (former Institute) | | 14574 |
| Esplanade Street VICTOR HARBOR | Soldiers' Memorial Gardens, Victor Harbor | | 14579 |
| 2 Flinders Parade VICTOR HARBOR | National Trust Museum (former Victor Harbor Custom House & Station Master's Residence) | | 14575 |
| 20-23 Flinders Parade VICTOR HARBOR | Anchorage Guest House (former Aurora House, later Warringa Guest House) | | 14576 |
| 16 Gibson Avenue VICTOR HARBOR | Dwelling (former Flour Mill) | | 14591 |
| Goolwa Road VICTOR HARBOR | Hindmarsh River Railway Bridge [Concrete Girder] | | 14580 |
| Granite Island VICTOR HARBOR | Granite Island Causeway, Screw-pile Jetty, Breakwater & Cutting, partly located within Granite Island Recreation Park | | 14584 |
| 2-6 McKinlay Street VICTOR HARBOR | ANZ Bank (former Bank of South Australia Victor Harbor Branch, later Union Bank) | | 14577 |
| 45 Ocean Street VICTOR HARBOR | BankSA (former Savings Bank of South Australia Victor Harbor Branch) | | 14573 |
| 32 - 44 Ocean Street VICTOR HARBOR | Grosvenor Hotel | | 14569 |
| Ngarrindjeri Country, 37-41 Ocean Street VICTOR HARBOR | Victa Cinema; Victa Cinemas; Victor Theatre (former name) | | 28127 |
| 8 Railway Terrace VICTOR HARBOR | Shop and Dwelling | | 14572 |
| 9 Railway Terrace VICTOR HARBOR | Former PM Davies Boot and Shoe Shop | | 14571 |
| Railway Terrace VICTOR HARBOR | Victor Harbor Railway Station Historic Site, including former Goods Shed (now the Whale Centre), Station & Level Crossing Gates | | 14578 |
| Renown Avenue VICTOR HARBOR | Dwelling - 'Mount Breckan' | | 14587 |
| 33-34 The Parkway VICTOR HARBOR | Dwelling ('Castlemaine') | | 14588 |
| Victor Harbor Road VICTOR HARBOR | Cut Hill Stone Wall & Memorial Plaque | | 14582 |
| 30 Victoria Street VICTOR HARBOR | Victor Harbor Uniting Church Hall (former First Newland Memorial Congregational Church) | | 14585 |
| 20-28 Victoria Street VICTOR HARBOR | Second Newland Memorial Uniting (former Congregational) Church | | 14570 |
| Range Road WAITPINGA VIA VICTOR HARBOR | Former RAAF No 202 Radar Station, Victor Harbor (including four concrete shelters, the bases of two demolished towers and a gun pit) | A B | 25671 |

## Wakefield

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Off Balaklava to Auburn Road BALAKLAVA | Dunn's Bridge over the River Wakefield [Bowstring Truss] | A | 13639 |
| Balaklava-Adelaide Road, near BALAKLAVA | Fry's Clump | | 13640 |
| 9 Edith Terrace BALAKLAVA | Royal (previously Balaklava) Hotel | | 13633 |
| 20 Edith Terrace BALAKLAVA | ANZ Bank (former Bank of Adelaide Balaklava Branch) | | 13634 |
| 2 George Street BALAKLAVA | Dwelling ('The Matchbox House') | | 13642 |
| 11 Howes Street BALAKLAVA | Balco Australia (sometime Westpac Bank, former Commercial Bank of Australia Balaklava Branch) | | 13645 |
| Main Intersection BALAKLAVA | Silent Cop, Balaklava | B F | 13646 |
| May Terrace BALAKLAVA | Museum (former Lutheran Hall, former Balaklava Church of Christ) | | 13647 |
| Port Wakefield-Auburn Road, near BALAKLAVA | Devil's Garden (portion of the former Gulf Road) | | 13641 |
| 4 Railway Terrace BALAKLAVA | Terminus Hotel | | 13643 |
| Railway Terrace BALAKLAVA | Balaklava Railway Station Complex, including goods shed, passenger station, turntable, silos and crane | | 13644 |
| 8 Wallace Street BALAKLAVA | Balaklava Town Hall (former Balaklava and Dalkey Institute) | | 13635 |
| Werocata Road, near BALAKLAVA | Werocata' Homestead, Water Tower and Woolshed | A G | 13655 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 33-35 Moore Street BLYTH | Dwelling | | 13653 |
| Kaurna Ngadjuri Country, Lot 32 Main Street BRINKWORTH | Brinkworth Bulk Grain Handling Complex | A D | 28580 |
| 15-17 Gilbert Street HAMLEY BRIDGE | Dwelling - Attached Houses | | 13636 |
| Gilbert Street HAMLEY BRIDGE | Hamley Bridge Institute and Soldiers' Memorial | F | 13649 |
| Hamley Bridge Road HAMLEY BRIDGE | Bridge over the River Light [Metal Truss] | | 13637 |
| Railway Terrace HAMLEY BRIDGE | Former Hamley Bridge Railway Station, including main station building, two water tanks, underground tank, station-master's house, signal cabin, two platforms, platform shelters and crane | | 13651 |
| Salter Springs Road HAMLEY BRIDGE | Monta Flora' Homestead and Cottage | A B | 13648 |
| HAMLEY BRIDGE | Durdin's (former HJ Charlton's, former JT Quinn's) Brickyard (Ruin) | | 13650 |
| Charles Terrace HOYLETON VIA CLARE | Hoyleton Railway (former Tramway) Goods Shed | | 13638 |
| Sichem Road, near OWEN | Sichem Cemetery | | 13654 |
| Burra Street PORT WAKEFIELD | Former Council Offices & Port Wakefield Institute | A B F | 13656 |
| 2 West Street PORT WAKEFIELD | Museum (former Port Wakefield Police Station/Courthouse) | | 13632 |
| Highway One, near SNOWTOWN | Uplands Homestead Complex | | 13652 |

## Walkerville

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Hackney Road HACKNEY | Hackney Bridge (former New Company Bridge) [Metal Arch] | | 8422 |
| 11 Briar Avenue MEDINDIE | Edna Walling Garden, Medindie | D G | 24962 |
| 69 Lansdowne Terrace VALE PARK | Dwelling ('Vale House'), Levi Park | G | 8423 |
| 43 Church Terrace WALKERVILLE | St Andrew's Anglican Church (including Front Fence, Eastern Side Fence, Clock and Peal of Bells) | B E | 18227 |
| 5 Cluny Avenue WALKERVILLE | Dwelling ('Roseneath'), including two storey building, tunnel and outbuildings | | 8421 |

## Wattle Range

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 5 Railway Terrace BEACHPORT | Beachport Museum (former Wool and Grain Store) | | 16507 |
| Railway Terrace BEACHPORT | Former Beachport Customs House | | 16519 |
| Rivoli Bay BEACHPORT | Beachport Jetty | | 16520 |
| Robe - Penola Road BEACHPORT | Kangaroo Inn ruin | | 16521 |
| Memorial Drive COONAWARRA | Wynns Coonawarra Winery | A E G | 16527 |
| Off Glencoe Road GLENCOE | Former Stables and Coach House Building, Glencoe Station | A G | 16524 |
| Glencoe Road GLENCOE | Glencoe Woolshed | | 16508 |
| Off Kalangadoo-Nangwarry Road Via KALANGADOO | Dwelling ('Kalangadoo House') | A D | 16528 |
| Frontage Road Milne's Gap near Lake Bonney Via MILLICENT | Former Woolwash and Fellmongery sites, Cottage and separate Cellar | A B D E | 16525 |
| Burganditj Country, 87 George Street MILLICENT | St Alphonsus' Catholic Church | A D E | 28125 |
| 48 George Street (rear) MILLICENT | Former Lock-up, Millicent Police Station | B D | 16526 |
| Mayurra Road via MILLICENT | Mayura Homestead - Homestead, Early Kitchen and Entrance Avenue of Pines | A G | 16523 |
| Plunkett Terrace MILLICENT | Former South East Drainage Scheme Powder Magazine | | 16504 |
| Mount Burr Road MOUNT BURR | Dwelling, former Offices (Mount Burr Forest Reserve), Shed/Stable & Avenue of Pinus radiata | A G | 16530 |
| 117 Mount Graham Road MOUNT BURR | Mount Graham Homestead | | 16522 |
| 23 Arthur Street PENOLA | Penola Public Library and Mechanics Institute | | 16511 |
| 31 Arthur Street PENOLA | St Andrew's Presbyterian Church | | 16509 |
| Bowden Street PENOLA | Dwelling ('Ulva Cottage') | | 16506 |
| 28 Church Street PENOLA | Dwelling (former Bank of South Australia Penola Branch) | | 16513 |
| 31 Church Street PENOLA | Heyward's Royal Oak Hotel | | 16514 |
| 31 Church Street PENOLA | Former Penola Post Office and Dwelling | | 16503 |
| 118 Church Street PENOLA | Bushman's Inn Restaurant (former Bushman's Inn) | | 16512 |
| Church Street PENOLA | National Bank Penola Branch | | 16515 |
| Clarke Street PENOLA | Dwelling (former Penola Railway Station) | | 16510 |
| Old Millicent Road PENOLA | Dwelling - Austin Cottage, Yallum Park | | 16501 |
| Old Millicent Road PENOLA | Yallum Park Homestead | | 16502 |
| Off Penola Road PENOLA | Dwelling - John Shaw Neilson's former cottage | | 16518 |
| Portland Street PENOLA | Woods MacKillop Schoolhouse | | 16517 |
| 58 Riddoch Street PENOLA | Former Penola Butter & Cheese Factory | | 16516 |
| 136 Wilson Street (Petticoat Lane) PENOLA | Sharam's Cottage (Second) | | 16531 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 136 Wilson Street (Petticoat Lane) PENOLA | Dwelling & Shop - Sharam's Cottage (First) | | 16505 |
| Boandik Country, 32047 Princes Highway TANTANOOLA | Tantanoola Caves Complex | C | 28154 |
| Boandik Country, Lot 550 Princes Highway TANTANOOLA | Green Waterhole - Tank Cave Fossil Complex (Designated place of palaeontological, speleological and geological significance) | B C G | 28119 |
| Railway Terrace TANTANOOLA | Tantanoola Railway Station & Goods Shed | A B E | 16529 |

## West Torrens

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| 511 Henley Beach Road FULHAM | Dwelling ('The Oaks') and row of cottages | | 9133 |
| 14 Weetunga Street FULHAM | Dwelling ('Weetunga'), including Main House, former Kitchen, Servants' Quarters, Museum and Laundry | | 9134 |
| 165-171 Sir Donald Bradman Drive HILTON | West Torrens Council Chambers (1935 Building only) | A E G | 9130 |
| Holland Street HINDMARSH | Sir William Goodman Bridge (formerly 'Holland Street Bridge') | | 9255 |
| Bagot Avenue MILE END | Former Council Boundary Marker | | 9061 |
| 1A Falcon Avenue MILE END | Former St James' Anglican Church School | | 9063 |
| 94 Henley Beach Road MILE END | Former BankSA (former Savings Bank of South Australia Mile End Branch) | | 9064 |
| 2-4 Henley Beach Road MILE END | Temple Christian College (Former Thomas Hardy & Sons Wine Cellars, Tintara House) | | 9062 |
| 36-50A & 39-45A Rose Street MILE END | Dwelling - Row Cottages (Adelaide Workmen's Homes) | | 9065 |
| 32-56 Sir Donald Bradman Drive MILE END | Former Adelaide Electric Supply Co Ltd - Four former garages and two double storey office/workshop buildings | A | 26977 |
| 4 Lewis Crescent NORTH PLYMPTON | Dwelling ('Plympton House', sometime Parkin House) and former Gardener's Cottage | | 9131 |
| 19-23 Sheoak Avenue NOVAR GARDENS | Cummins House [includes Morphett Family Furniture Collection - Objects of heritage significance] | | 9132 |
| 39A Dew Street THEBARTON | Lady Gowrie Child Centre | A B | 9071 |
| 1 George Street THEBARTON | Squatters Arms Hotel | | 9136 |
| 42 & 42A Phillips Street THEBARTON | Former Thebarton Baptist Church & Hall | | 9068 |
| 77 Port Road THEBARTON | Southwark Hotel | | 9069 |
| 107 Port Road THEBARTON | Walkerville Brewhouse Tower [Includes Copper Kettle - Object of Heritage Significance] | A B G | 28116 |
| Kaurna Country, 107 Port Road THEBARTON | Remains of 'Theberton Cottage', Colonel Light's House (including underground room, tank, well and outbuildings) [Includes Plaque - Object of Heritage Significance] | C | 28115 |
| Kaurna Country, 107 Port Road (River Torrens/Karrawirri Parri) THEBARTON | Former West End Brewery Garden (former SABCo Brewery Garden) | G | 28118 |
| 35-37 Stirling Street THEBARTON | Former Faulding's Eucalyptus Oil Distillery | | 9067 |
| 34-36 West Thebarton Road THEBARTON | Former Thebarton Incinerator designed by Walter Burley Griffin | | 9070 |
| Ashley Street TORRENSVILLE | Gate/Ticket Office, Thebarton Soldiers Memorial Recreation Ground | | 9074 |
| Lot 21 Ashwin Parade TORRENSVILLE | Former Hoffman Brick Kiln, Brickworks Marketplace (former Hallett Brickworks) | | 9075 |
| 4-8 Hayward Avenue TORRENSVILLE | Former Torrensville Uniting Church | B | 9124 |
| 112 Henley Beach Road TORRENSVILLE | Thebarton Theatre (Thebarton Town Hall) including Council Chambers and Assembly Hall | | 9073 |
| 92 South Road TORRENSVILLE | Australian Society of Magicians' Offices (former World War Two Civil Defence Sub-Control Station) | | 9066 |

## Whyalla

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| POINT LOWLY VIA WHYALLA | Point Lowly Lighthouse Complex (including Lighthouse, Reserve Land of 2.14 Hectares, Power House, Two Keepers' Cottages, Oil Store, and Signal Flag Mast) | D | 16498 |
| Broadbent Terrace WHYALLA | Whyalla High School (former Whyalla Technical High School) | A G | 16500 |
| 5 Forsyth Street WHYALLA | Spencer Hotel | A D E | 26028 |
| 13 Forsyth Street WHYALLA | Bay View Hotel | A D E | 26027 |
| Gay Street WHYALLA | World War Two Gun Emplacements, Hummock Hill | | 16499 |
| near Whyalla WHYALLA | Fitzgerald Bay Stranded Shingle Ridge (designated place of geological significance) | C | 27685 |
| 3 Whitehead Street WHYALLA | Whyalla Court House | A E | 25672 |
| Ekblom Street WHYALLA NORRIE | Dwelling - Gay Street Cottage (Relocated to the Mount Laura Homestead Museum Reserve in 1978) | | 16496 |
| Ekblom Street WHYALLA NORRIE | Former Wooden Lock-up from Whyalla Policeman's Dwelling (Relocated to the Mount Laura Homestead Museum Reserve in 1978) | | 16497 |

## Wudinna

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Pildappa Road MINNIPA | Pildappa Rock (designated place of geological significance) | C | 16582 |
| Yardea Road MINNIPA | Yarwondutta Rock and Quarry (designated place of geological significance) | C | 16583 |
| Yardea Road MINNIPA | Yarwondutta Rock Tank | | 16584 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| WUDINNA | Ucontitchie Hill (designated place of geological significance) | C | 16585 |
| WUDINNA | Mount Wudinna & Environs (Mount Wudinna, Little Wudinna, Polda Rock and Turtle Rock) (designated place of geological significance) | C | 16586 |

## Yankalilla

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| near CAPE JERVIS VIA DELAMERE | Former Cape Jervis Whaling Station, at Fishery Beach near mouth of Fishery Creek (designated place of archaeological significance) | B C | 13229 |
| Rarkang Road CAPE JERVIS VIA DELAMERE | Former RAAF No 10 Radar Station (Yankalilla) | A B D | 26323 |
| Rarkang Road CAPE JERVIS VIA DELAMERE | Silverton Lodge (former Post Office & General Store) | | 13226 |
| Talisker Road, near CAPE JERVIS VIA DELAMERE | Talisker Silver Lead Mine, including remains of Shafts, Manager's Residence, Store Rooms, Engine and Jigger House, Calciner, Winding Engine, Remains of Chimney and Smelt Furnace, Talisker Conservation Park | | 13227 |
| CAPE JERVIS VIA DELAMERE | Cape Jervis Geological Site | | 13228 |
| Salt Cliffs Station, Yoho Road DELAMERE | Former Stallion House of Yoho Station | | 13224 |
| South Road DELAMERE | St James Anglican Church | A E | 13225 |
| MYPONGA | Myponga Beach Coastline Geological Site (Intent to designate as a place of palaeontological significance) | | 13223 |
| 52-54 Main Road NORMANVILLE | Former Normanville Police Station | A | 27746 |
| 18 Main South Road NORMANVILLE | Normanville Wesleyan Cemetery (designated place of archaeological significance) | A B | 27081 |
| Little Gorge Beach, Main South Road NORMANVILLE | Dickson Beach House, Little Gorge Beach | E G | 26026 |
| Williss Drive NORMANVILLE | Former Ferguson's Flour Mill | | 13216 |
| NORMANVILLE | Normanville Coastal Dunes Geological Site - First Additional Area | B C | 13217 |
| NORMANVILLE | Normanville Coastal Dunes Geological Site - Second Additional Area | | 13218 |
| NORMANVILLE | Normanville Coastal Dunes - Original Area | | 13219 |
| Rapid Bay Road RAPID BAY | Wall & Irrigation Channel, Rapid Bay | | 13212 |
| South Road SECOND VALLEY | Leonards Mill (former Flour Mill, sometime chaff and wattle bark mill) | | 13213 |
| SECOND VALLEY | Second Valley Coastal Cliffs Geological Site | | 13214 |
| SECOND VALLEY | Second Valley Seawall, Causeway, Bridge and Jetty | A B | 13215 |
| Dairy Flat Road TORRENSVALE VIA YANKALILLA | Torrensvale Community Sheep Dip | | 13221 |
| 128-130 Main Street YANKALILLA | Anglican Christ Church and former Day School | A E | 13211 |
| Salt Creek Road YANKALILLA | Dwelling ('The Olives') | | 13220 |
| Wild Dog Creek Road YANKALILLA | Bowyer Brick Yards Complex, including house with detached kitchen, gum-slab dairy, brick-drying sheds, pug mill & square brick kiln | | 13222 |

## Yorke Peninsula

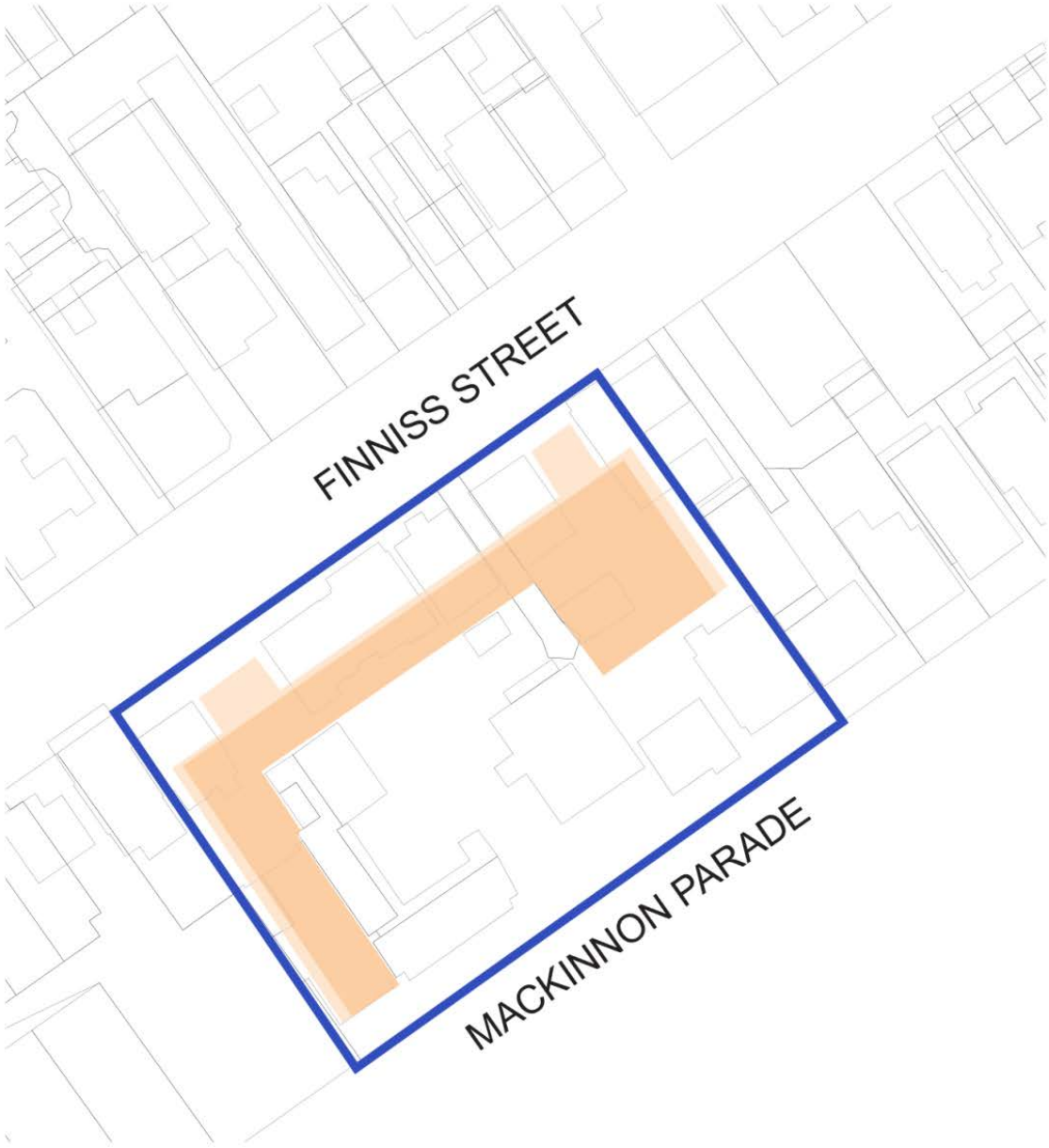
| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Lighthouse Road CORNY POINT | Corny Point Lighthouse | | 16050 |
| 212 Quarry Road CURRAMULKA | Corra Lynn Cave (designated place of palaeontological and speleological significance) | B C | 26480 |
| DOWLINGVILLE VIA KADINA | Dowlingville Post Office | B | 16066 |
| Coobowie Road EDITHBURGH | Clan Ranald Graves, Edithburgh Cemetery | A G | 16058 |
| Honiton-Edithburgh Road HONITON VIA YORKETOWN | Dry Stone Walling | A B E | 16059 |
| Lake Fowler Road HONITON VIA YORKETOWN | Lake Fowler Salt Works Site | A D | 16060 |
| West Terrace MINLATON | Minlaton Showground Pavilion/Grandstand | | 16052 |
| Main Road PINE POINT | Former Grain Shed and associated Enclosed Yard with Stone Wall | A B F | 16065 |
| POINT PEARCE | Former Point Pearce Aboriginal Mission | | 16054 |
| Jetty Road PORT JULIA VIA MINLATON | Port Julia Jetty and Cargo Shed | A | 16064 |
| Victoria Terrace PORT VICTORIA | Port Victoria Jetty and Cargo Shed | A B F | 16053 |
| 5 Main Street PORT VINCENT | The Grainstore Galleries | | 16049 |
| Stansbury-Yorketown Road STANSBURY | Lime Kiln (designated place of archaeological significance) | A D G | 16063 |
| Pondalowie Bay Road, near STENHOUSE BAY | Inneston Gypsum Mining Precinct, comprising lake bed, cottages (including Gatehouse Lodge), stores, stables, Manager's & Engineer's residences, ruins of crushing plant, factory, processing areas, tramway & explosives magazine, Innes National Park | | 16055 |
| Pondalowie Bay Road, near STENHOUSE BAY | Inneston Lake and Deep Lake Geological Sites, Innes National Park (designated places of geological and palaeontological significance) | B C | 16061 |
| STENHOUSE BAY | Marion Lake Geological Site, Innes National Park (designated place of geological significance) | B C | 16056 |
| STENHOUSE BAY | Stenhouse Bay Jetty and Loading Plant (including ruins of gypsum and salt storage bins, the cutting through the cliff and the conveyor footings), Innes National Park | A B E | 16062 |

| Property Address | Description and /or extent of listed place | Section 16 Criteria | Heritage NR |
|---|---|---|---|
| Corny Point Road WAROOKA | Orrie Cowie Homestead (main house and overseer's cottage) | | 16057 |
| The Esplanade WOOL BAY | Wool Bay Lime Kiln & Jetty | | 16051 |

# Part 12 - Concept Plans

## Adelaide

### Concept Plan 25 Kathleen Lumley College




Concept Plan Boundary

Low Scale Built Form up to 2 building levels

Taller Built Form up to 4 building levels

N

# Concept Plan 25

## KATHLEEN LUMLEY COLLEGE

Concept Plan 26 Archer West




Concept Plan Boundary

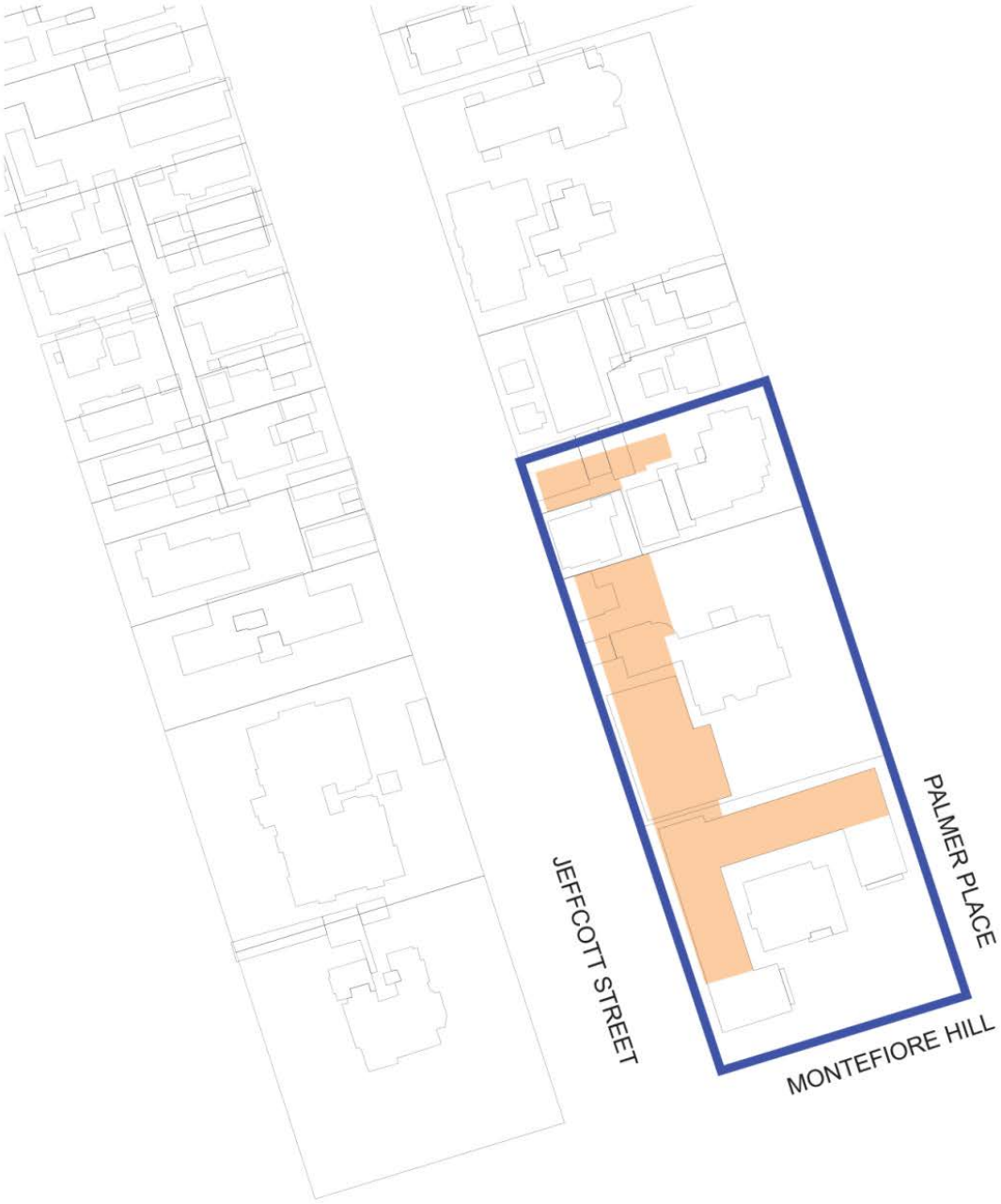
Low Scale Built Form up to 3 building levels

Taller Built Form up to 6 building levels

N

# Concept Plan 26
## ARCHER WEST

Concept Plan 27 Aquinas College




Concept Plan Boundary

Taller Built Form up to 3 building levels

N

# Concept Plan 27
## AQUINAS COLLEGE

Concept Plan 28 St Mark's College



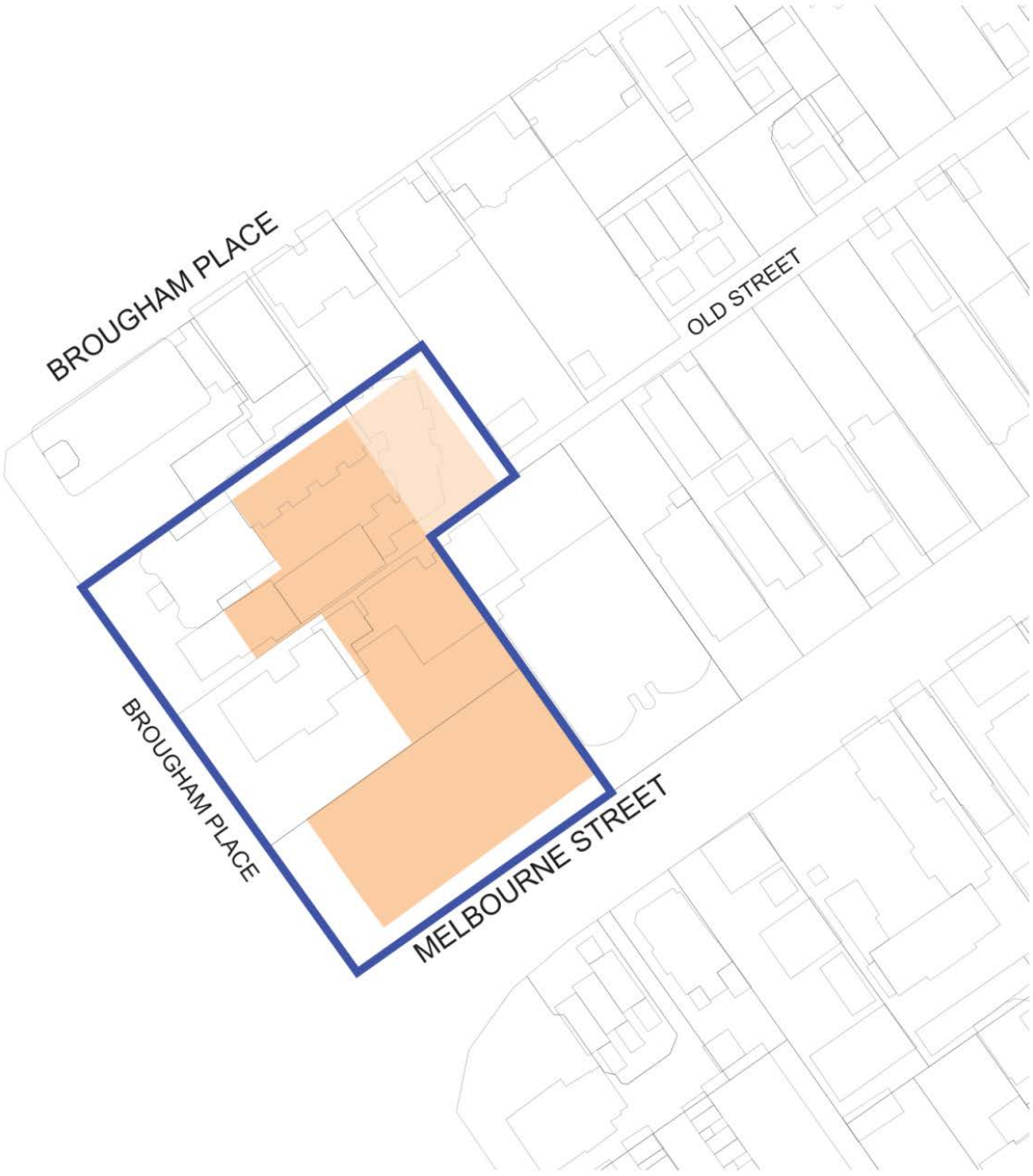

Concept Plan Boundary

Low Scale Built Form up to 3 building levels

N

# Concept Plan 28
## ST MARK'S COLLEGE

Concept Plan 29 St Ann's College




Concept Plan Boundary

Low Scale Built Form up to 2 building levels

Taller Built Form up to 4 building levels

N

# Concept Plan 29
## ST ANN'S COLLEGE

Concept Plan 30 Lincoln College




Concept Plan Boundary

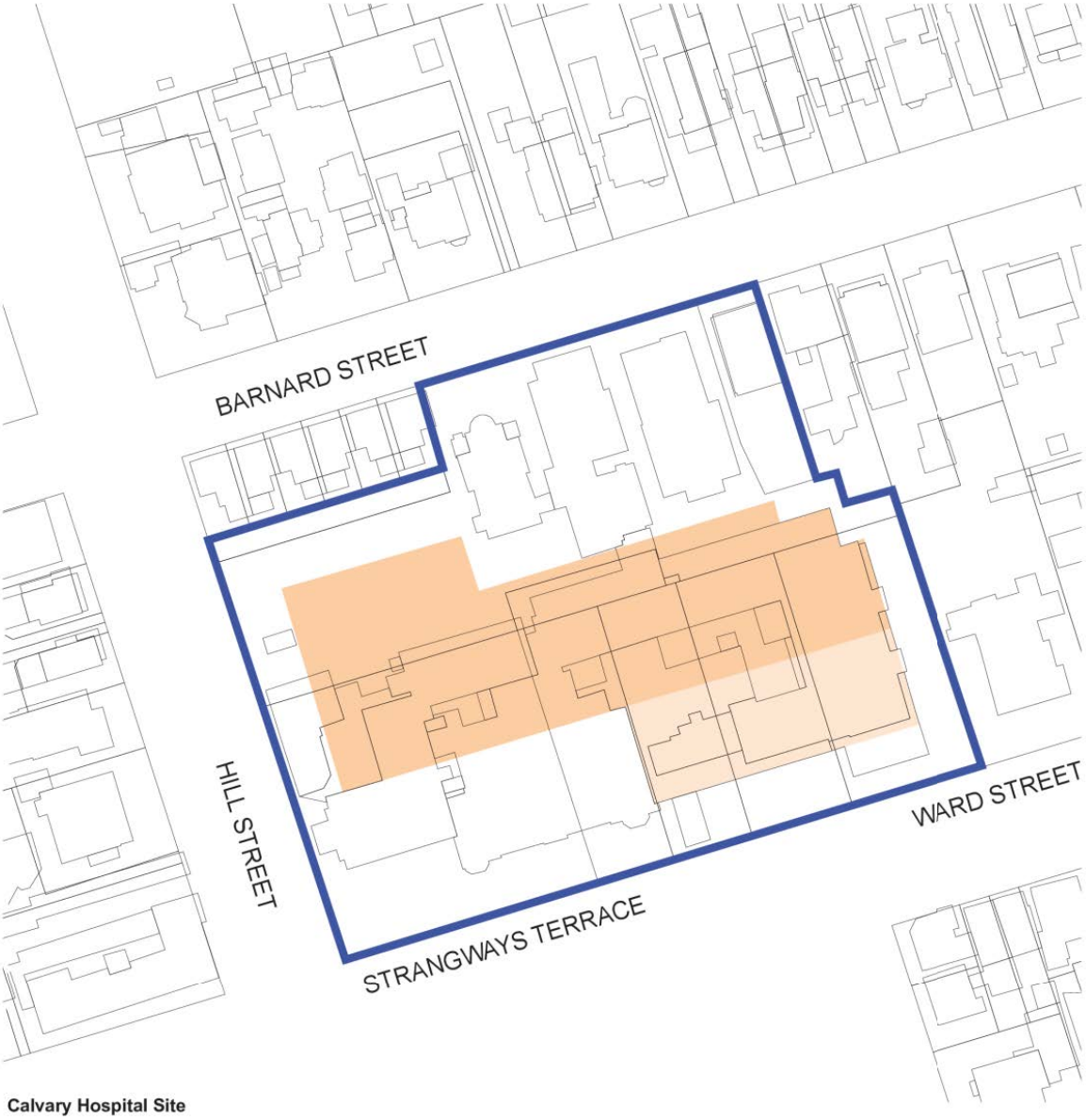
Low Scale Built Form up to 3 building levels

Taller Built Form up to 6 building levels

N

# Concept Plan 30
## LINCOLN COLLEGE

## Concept Plan 31 Calvary Hospital




**Calvary Hospital Site**

- Development maintains the orientation and frontage of the hospital to Strangways Terrace.
- Landscaped open space incorporated to break up building mass.
- Buildings up to 4 building levels located along Hill Street in areas identified as Taller Built Form.
- Development provides a compatible set back from the street, adjoining residential allotments and State and Local Heritage Places.

Concept Plan Boundary

Low Scale Built Form up to 3 building levels

Taller Built Form up to 5 building levels

N

**Concept Plan 31**
**CALVARY HOSPITAL**

## Concept Plan 32 St Dominic's Priory College




Concept Plan Boundary

Low Scale Built Form up to 2 building levels

Taller Built Form up to 3 building levels

N

# Concept Plan 32
## ST DOMINIC'S PRIORY COLLEGE

Concept Plan 33 Helping Hand Aged Care




Concept Plan Boundary

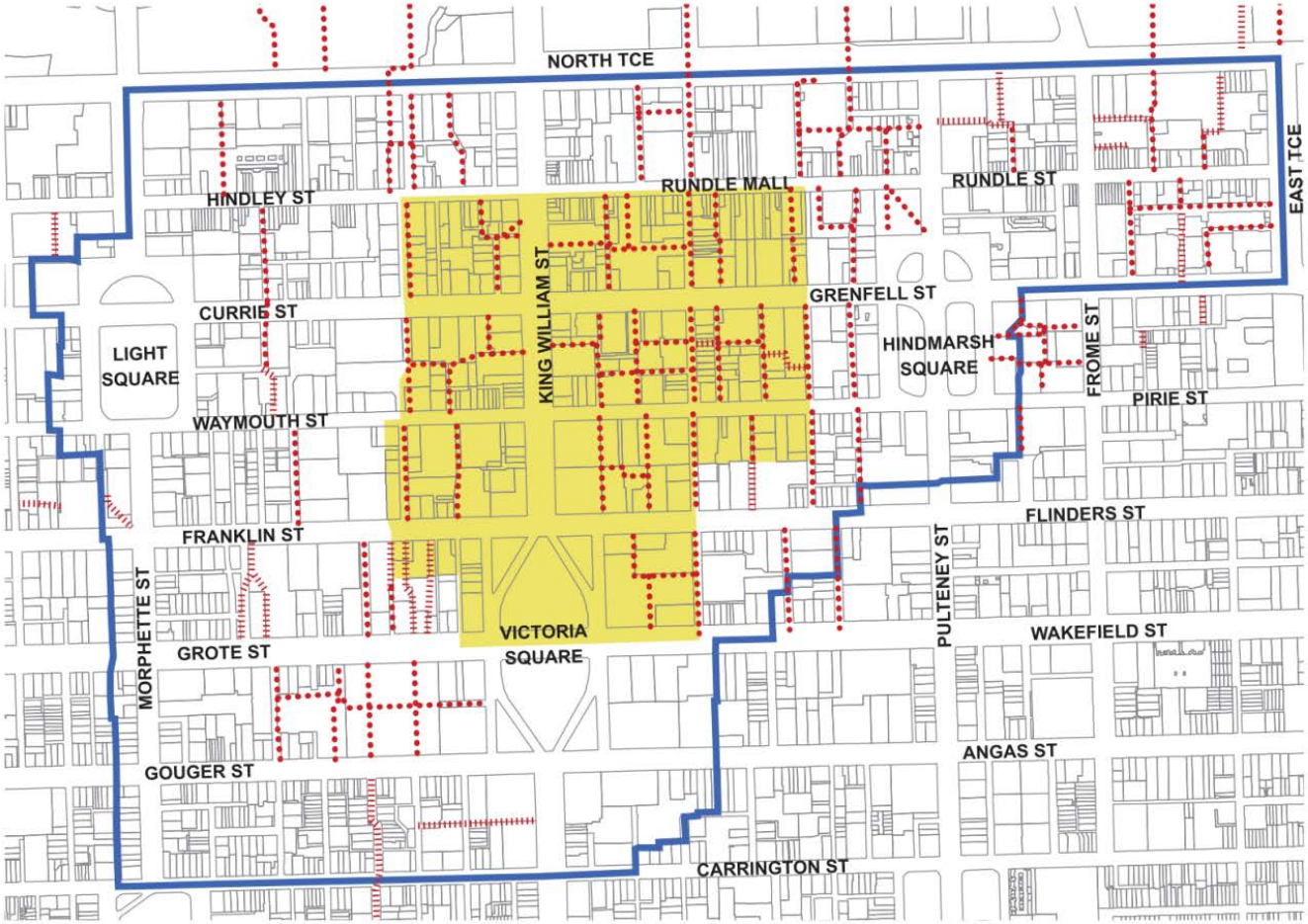
Low Scale Built Form up to 2 building levels

Taller Built Form up to 4 building levels

N

# Concept Plan 33
## HELPING HAND AGED CARE

## Concept Plan 79 Primary Pedestrian Area




Primary Pedestrian Area

- Vehicle access points for multi-level car parks located away from the primary street frontage where it conflicts with an Existing or Proposed Pedestrian Link.
- Development provides pedestrian shelter, access and through site links along an Existing or Proposed Pedestrian Link, as well as along main city streets.
- Development designed to minimise disruption to an Existing or Proposed Pedestrian Link, or main city streets.
- To minimise conflict with pedestrian and cyclist movement and/or activity on any major pedestrian thoroughfare, vehicular access points associated with multi-level and/or non-ancillary car parks are not located on frontages to North Terrace, East Terrace, King William Street, Rundle Street, Hindley Street, Currie Street, Waymouth Street, Victoria Square, or Gawler Place.

Core Pedestrian Area

- Multi-level, non-ancillary car parks / parking stations not located within the Primary Pedestrian Area
- To support a safe pedestrian focused environment, off-street parking in the Core Pedestrian Area only where:
  - it is ancillary to another activity carried out on the land;
  - it can be provided without loss of pedestrian amenity; and
  - it is not separately created on a strata title or community title basis (unless in association with another title held on the site).

Concept Plan Boundary

Core Pedestrian Area (non-ancillary car park not encouraged)

Existing Pedestrian Link

Proposed Pedestrian Link

N

0 100 200 300 400 500 metres

ADELAIDE

**Concept Plan 79**

**PRIMARY PEDESTRIAN AREA**

Concept Plan 83 Former Channel 9 Site




Concept Plan Boundary

Low Scale Built Form up to 2 building levels

Taller Built Form up to 6 building levels

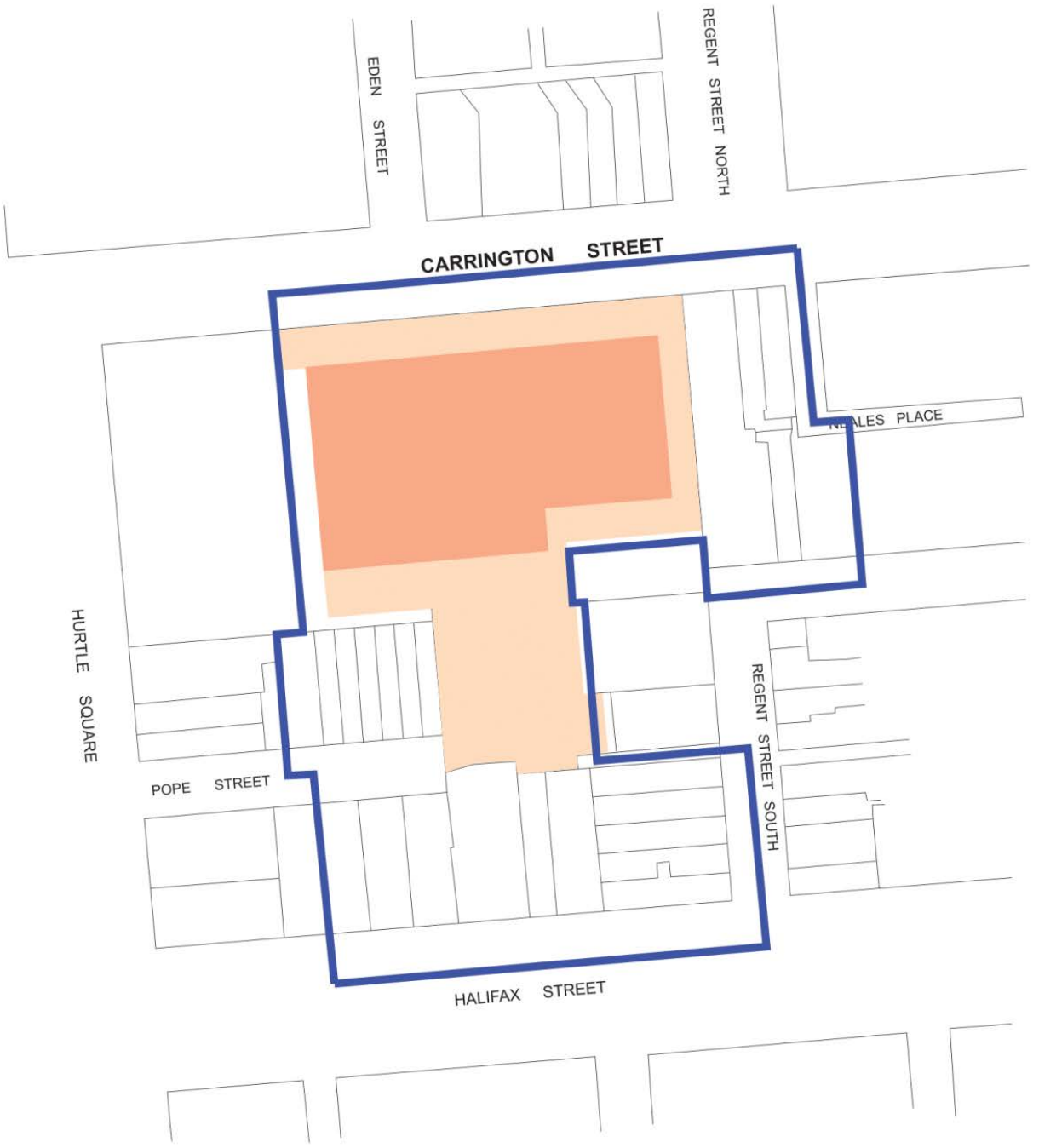
N

NORTH ADELAIDE

# Concept Plan 83

## FORMER CHANNEL 9 SITE

Concept Plan 84 Carrington Street (South)




Concept Plan Boundary

Low scale built form to respond to residential context

Taller built-form located away from street frontage up to 8 storeys

N

ADELAIDE

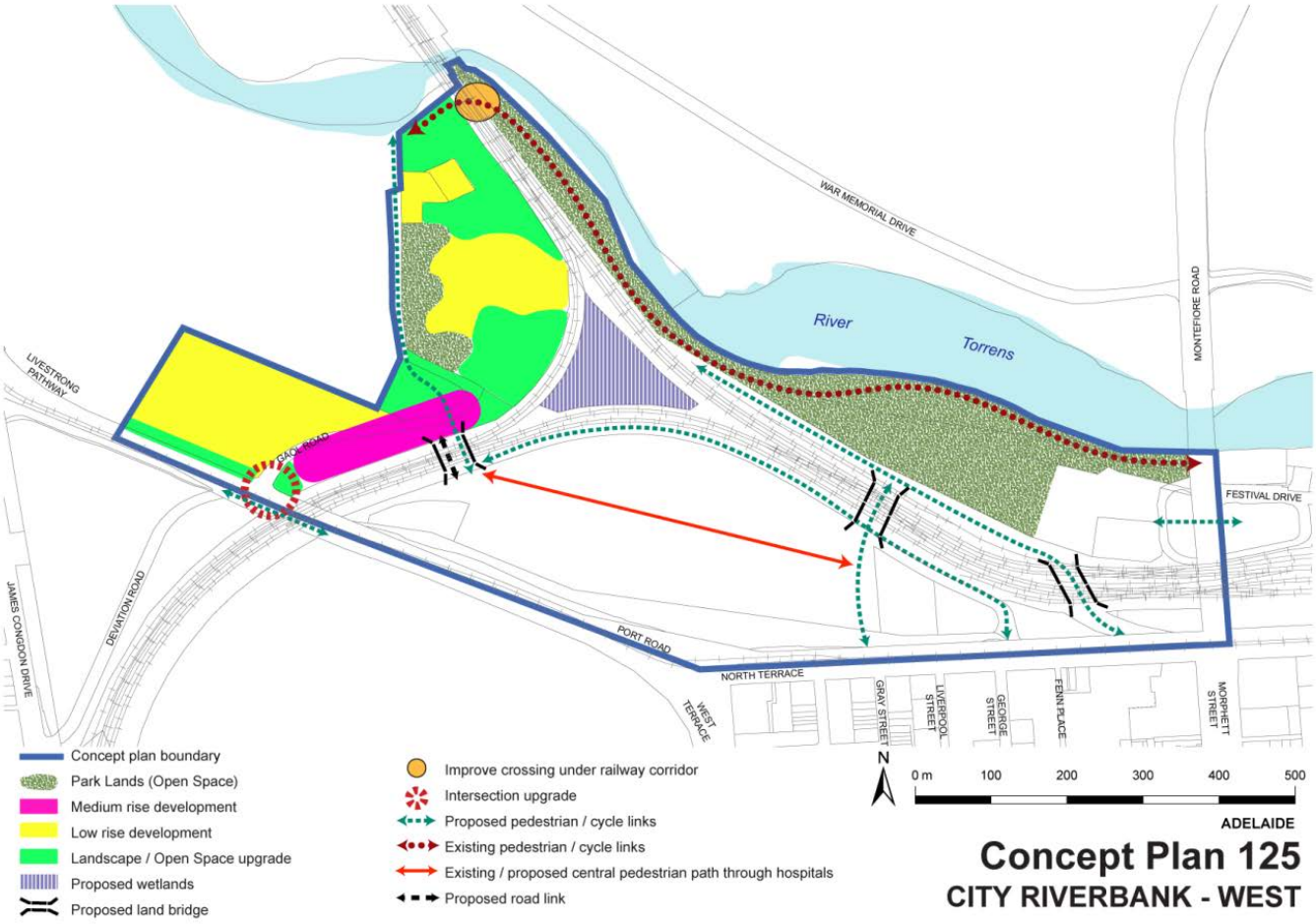
# Concept Plan 84

## CARRINGTON STREET (SOUTH)

Concept Plan 85 City Riverbank - Innovation



## Concept Plan 125 City Riverbank - West



Concept Plan 132 Adelaide Aquatic Centre




Concept Plan Boundary
Indicative Vehicle Access Point
Pedestrian Entry
Pedestrian Connection
Indicative Adelaide Park Lands Trail
Existing and Future Car Parking
Indicative Aquatic Centre
Avenue Trees for Protection
Return to Park Lands Area
Biodiversity Area for Protection

N

0 25 50 75 100 125 metres

# Concept Plan 132
## Adelaide Aquatic Centre

Concept Plan 153 City Riverbank Festival Plaza




Concept Plan Boundary
Preserve view lines to Parliament House balcony and Aedicular Corner
Green Edge
Building Separation - minimum 9 metres
Active Frontage
40 Building Levels
Visual and physical access

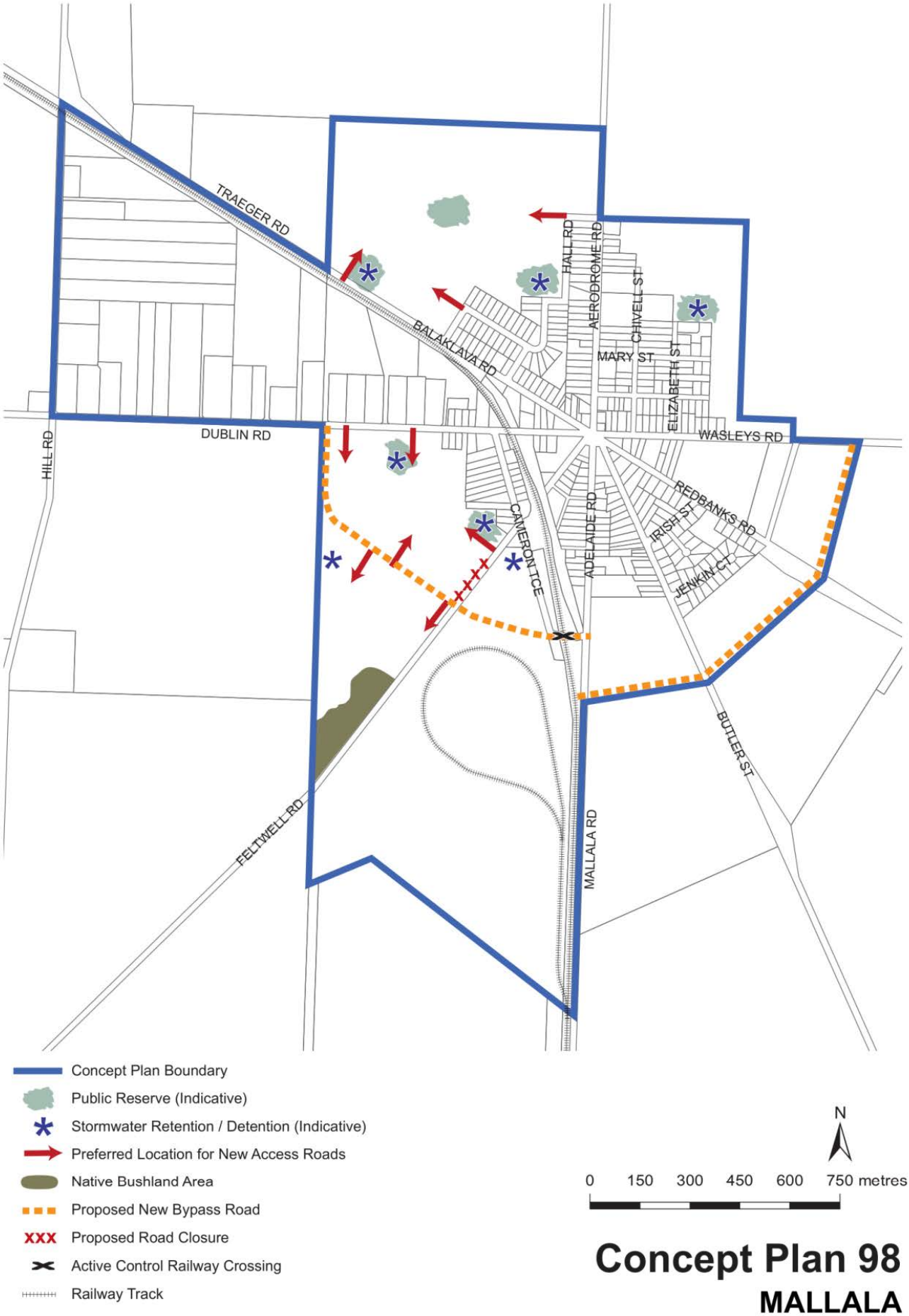
N

0 25 50 75 m

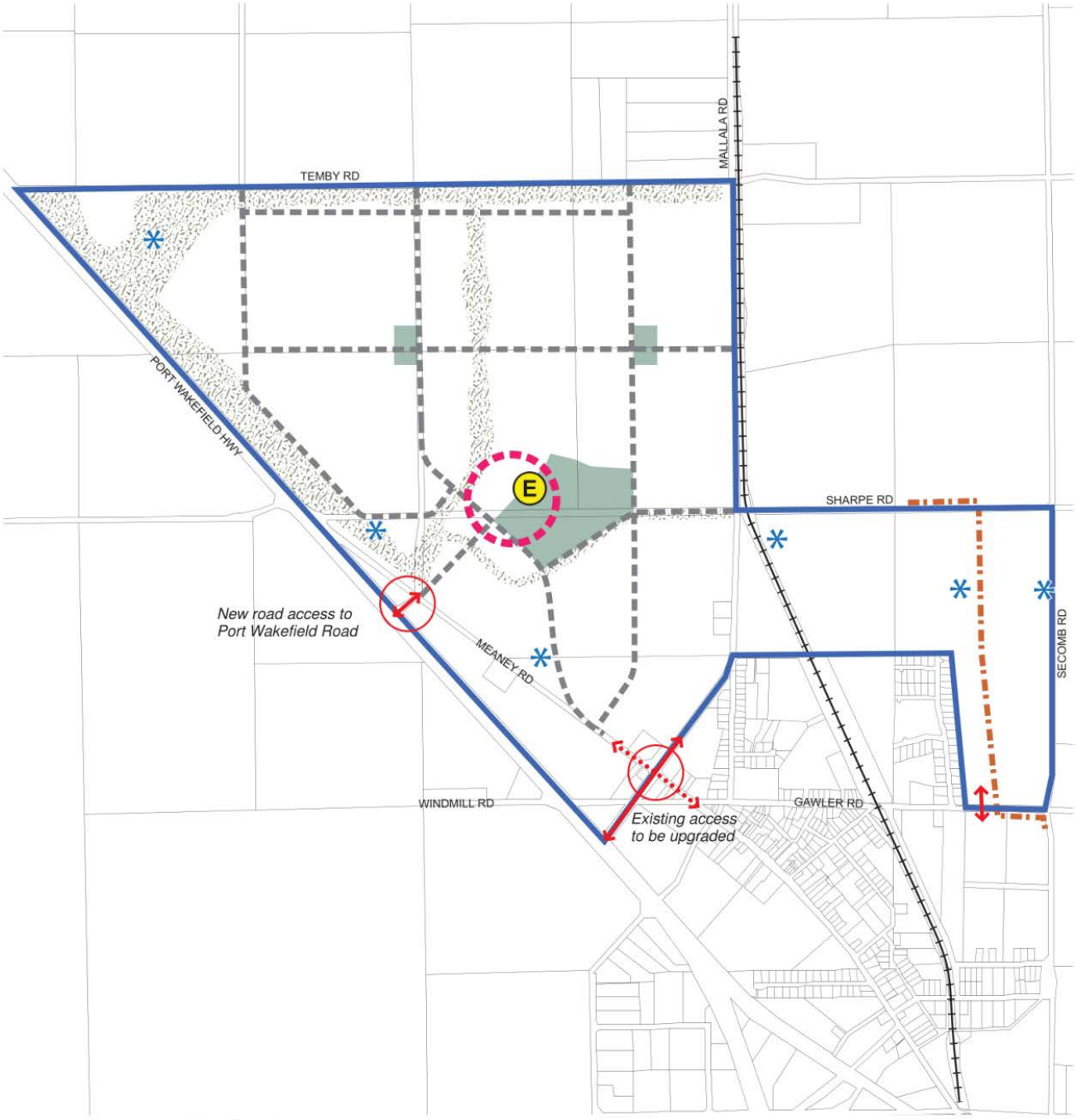
# Concept Plan 153
# City Riverbank - Festival Plaza

## Adelaide Plains

### Concept Plan 98 Malalla

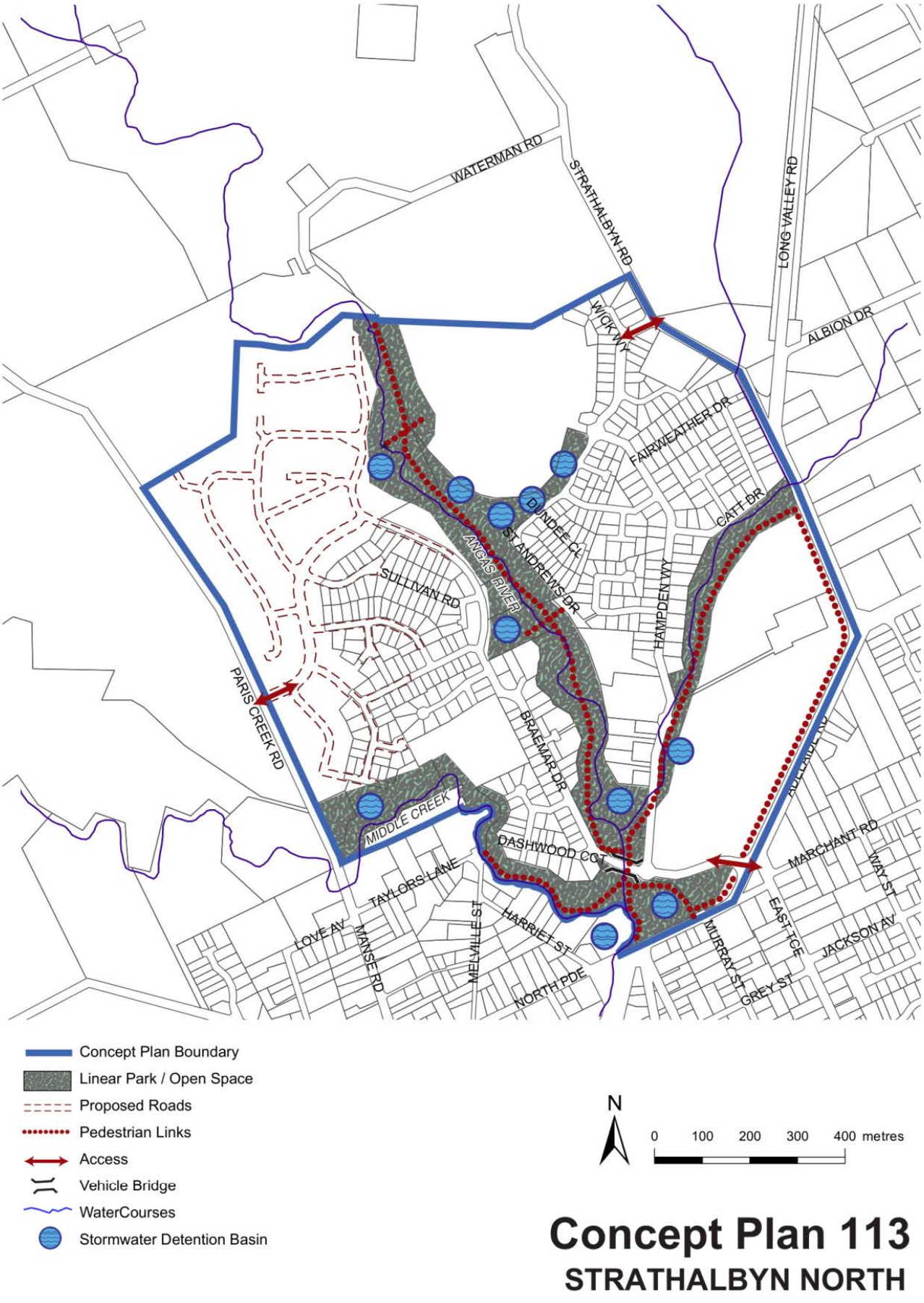


Concept Plan 99 Two Wells



Alexandrina

**Concept Plan 113 Strathalbyn North**



Concept Plan 122 Mount Compass Golf Course Estate




Concept Plan Boundary

Open Space (18 hole golf course)

0 50 100 150 200 250 metres

N

# Concept Plan 122
## MOUNT COMPASS GOLF COURSE ESTATE

Concept Plan 131 Middleton




Concept Plan Boundary
Open Space - Reserve
Vegetation Screen/Mound
Bike/Walking/Landscape Trail
Vehicle Access Points
Pond
Trees
Railway Station
Railway

N

0 40 80 120 160 200 M

# Concept Plan 131
## MIDDLETON

Concept Plan 133 Strathalbyn North Activity Centre



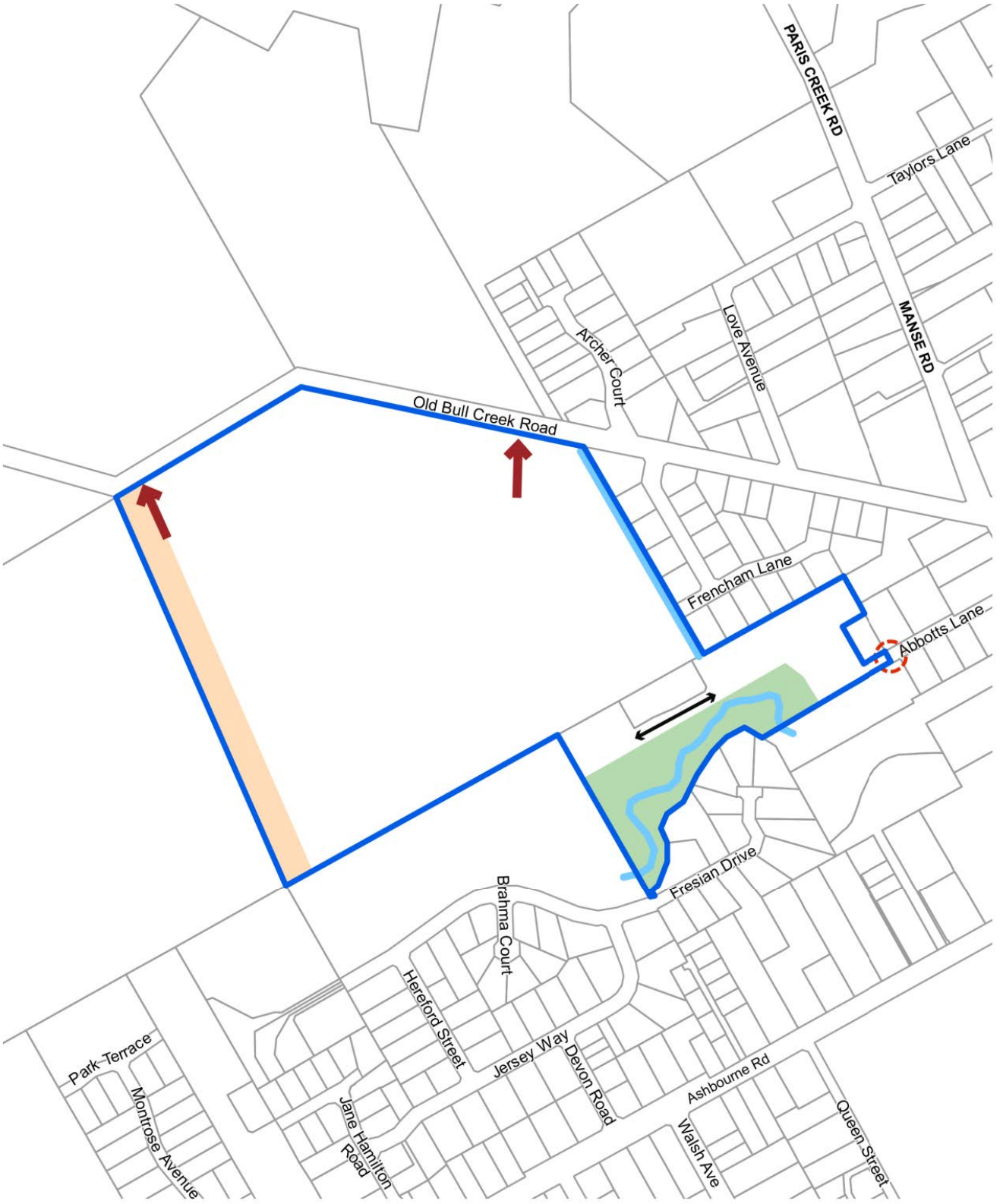

Concept Plan Boundary
Activity Centre
Open Space / Stormwater Management
Existing Traffic Management Device
Primary Vehicle Access Point
Secondary Vehicle Access Point
Land Division Proposal

N
1:3,000
0 30 60 90 120 150 metres

# Concept Plan 133

## STRATHALBYN NORTH ACTIVITY CENTRE

Concept Plan 147 Strathalbyn



## Barossa

### Concept Plan 103 Cockatoo Valley



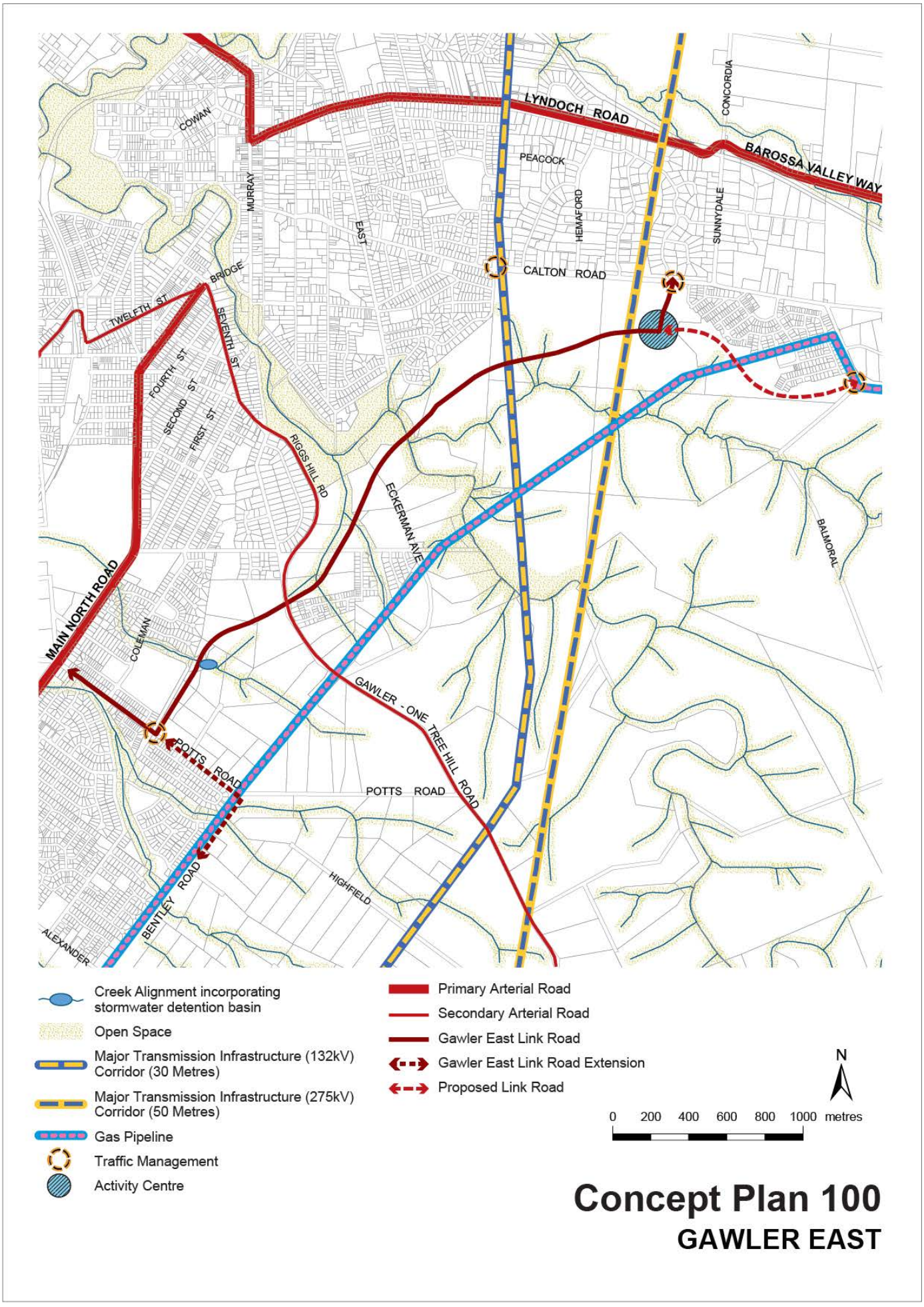

Subject Area
Stage 1 Road
Stage 2 Road
Road Closure
Watercourse

N

0 100 200 300 400 500 metres

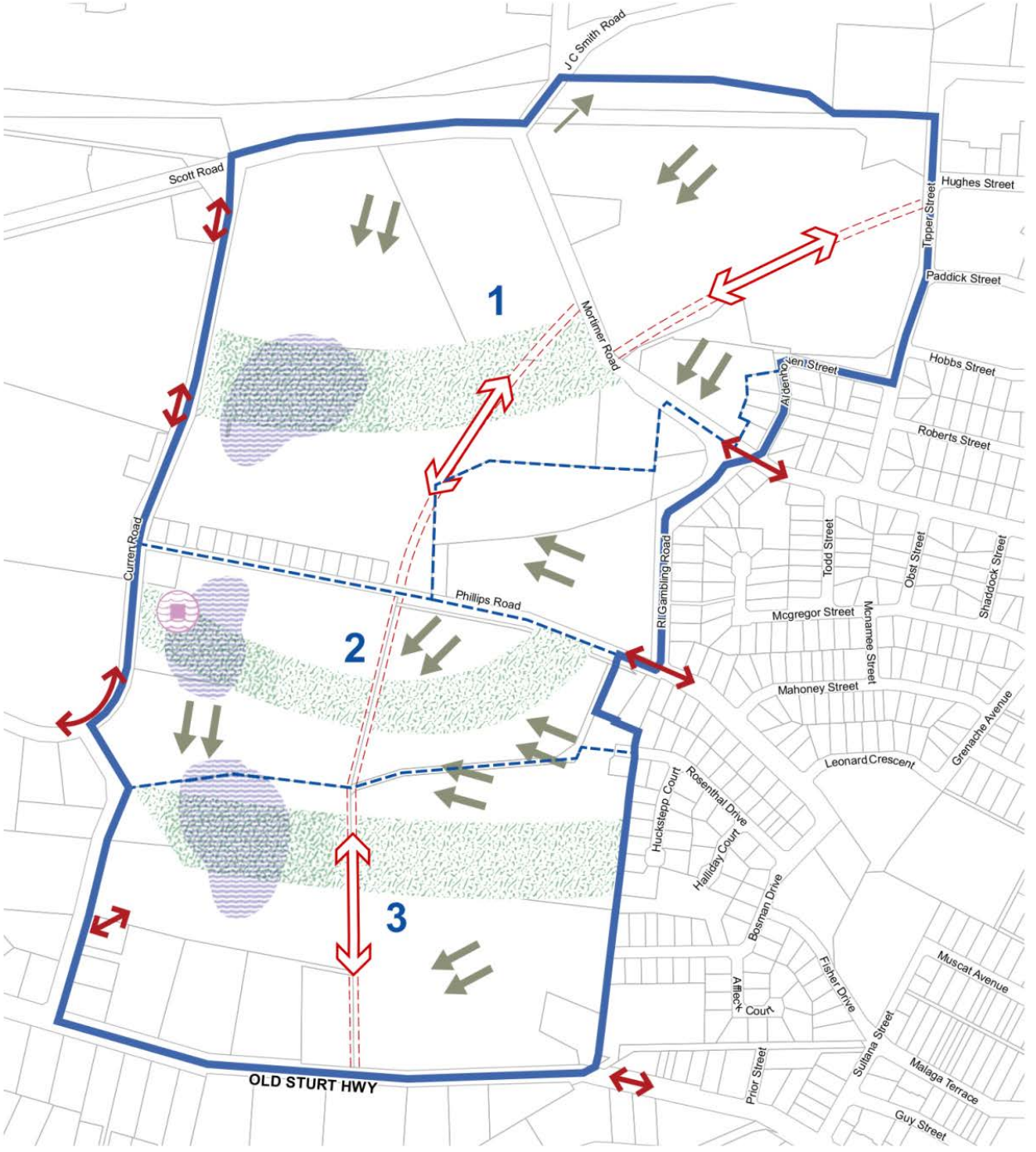
**Concept Plan 103**
**COCKATOO VALLEY**

Concept Plan 100 Gawler East



Berri Barmera

## Concept Plan 76 Infrastructure and Staging




- Concept Plan Boundary
- 3 Stages
- Access / Road Interconnectors
- Proposed Local Connector Road
- Proposed Road Connections
- Fall of Land
- Stormwater Management, indicative areas for stormwater disposal and detention (to pre-development 100 year ARI)
- Effluent Disposal (common waste water management system, pump station for entire area)
- Reserve Areas

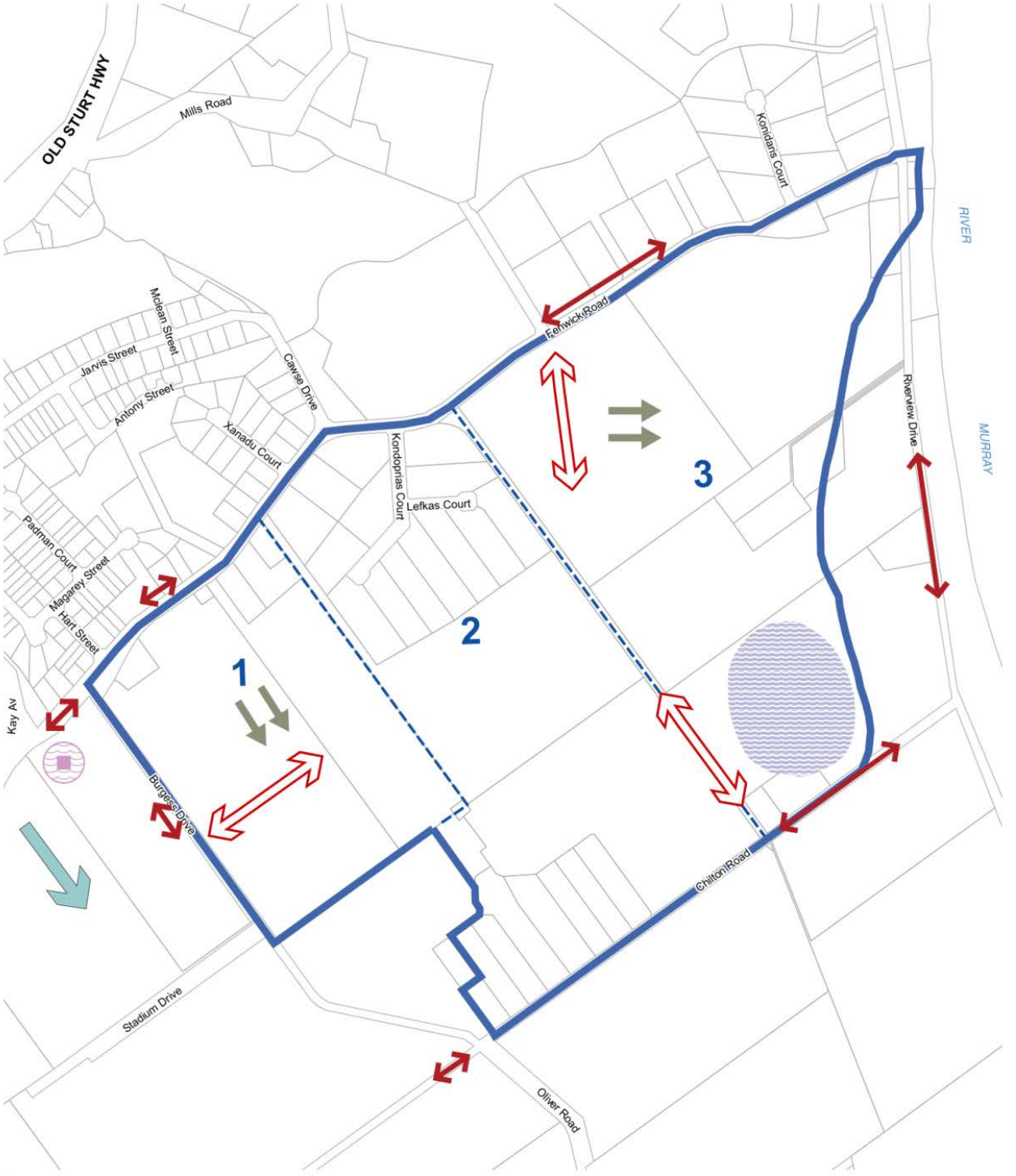
N

0 metres 110 220 330

BERRI WEST

# Concept Plan 76
## INFRASTRUCTURE AND STAGING

## Concept Plan 77 Infrastructure and Staging




- Concept plan Boundary
- 3 Stages
- Access / Road Interconnectors
- Proposed Road Connections
- Fall of Land
- Stormwater Management, indicative area for stormwater disposal and detention (to pre-development 100 year ARI)
- Effluent Disposal (Community waste water pump station for entire area)
- Glassey Park stormwater system to existing detention basin

N

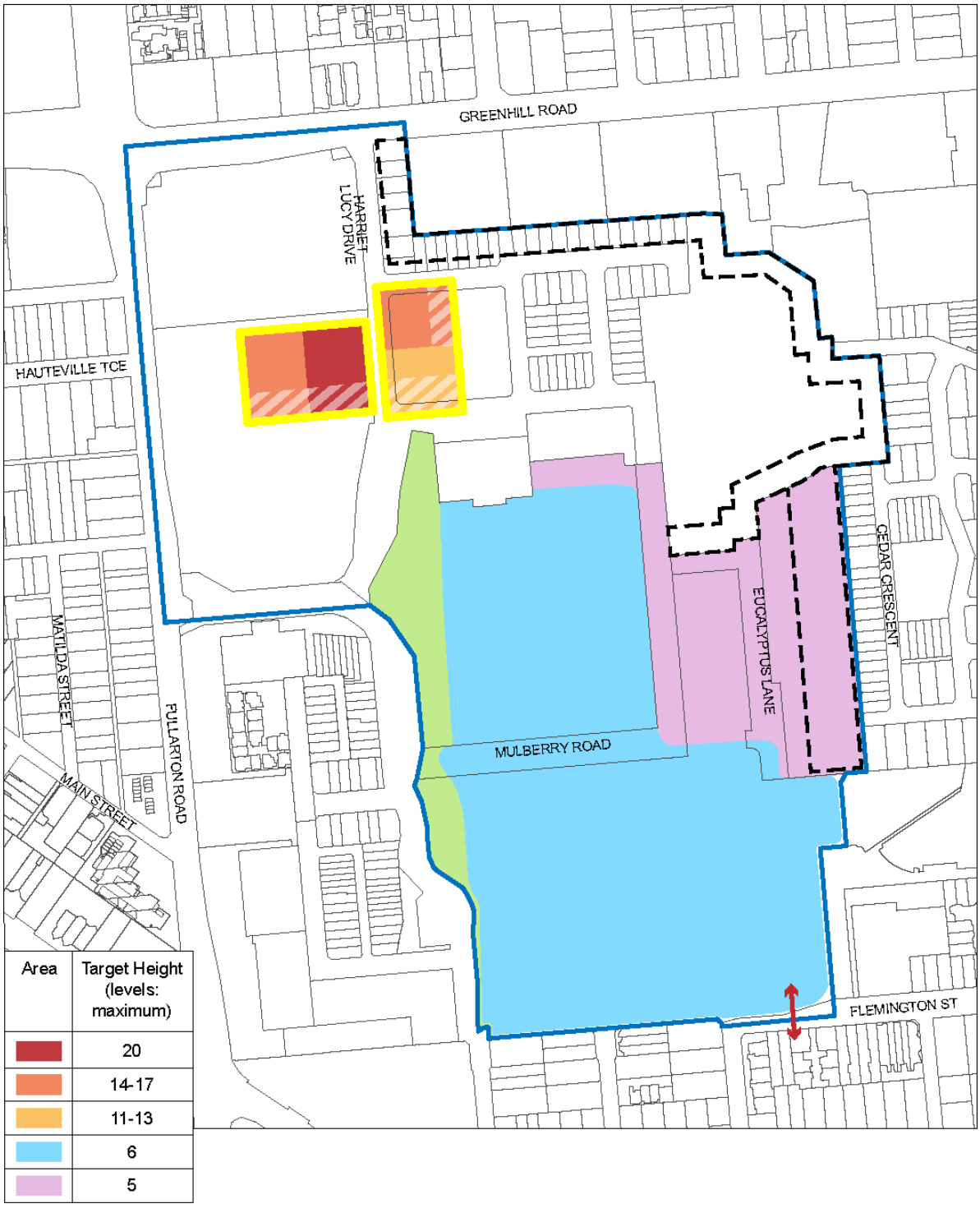
0 metres 110 220 330

BERRI EAST

# Concept Plan 77
## INFRASTRUCTURE AND STAGING

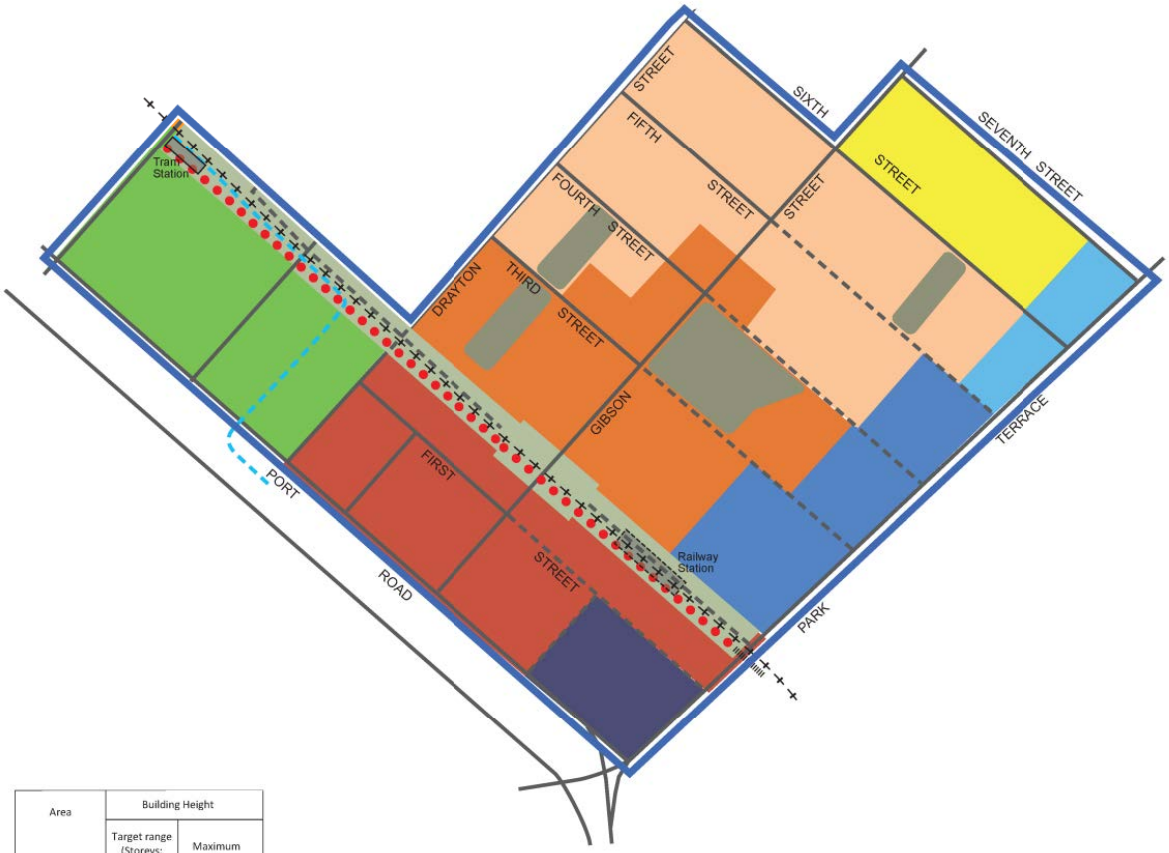
## Burnside

### Concept Plan 24 Glenside



Charles Sturt

## Concept Plan 5 Bowden Urban Village




| Area | Building Height | |
|---|---|---|
| | Target range (Storeys: minimum - maximum) | Maximum in metres |
| | 2 - 8 | 32.5 |
| | 3 - 4 | 16.5 |
| | 3 - 6 | 24.5 |
| | 3 - 10 | 40.5 |
| | 3 - 10 | 40.5 |
| | 4 - 6 | 24.5 |
| | 6 - 12 | 48.5 |
| | 6 - 12 | 48.5 |
| | 12 - 16 | 64.5 |

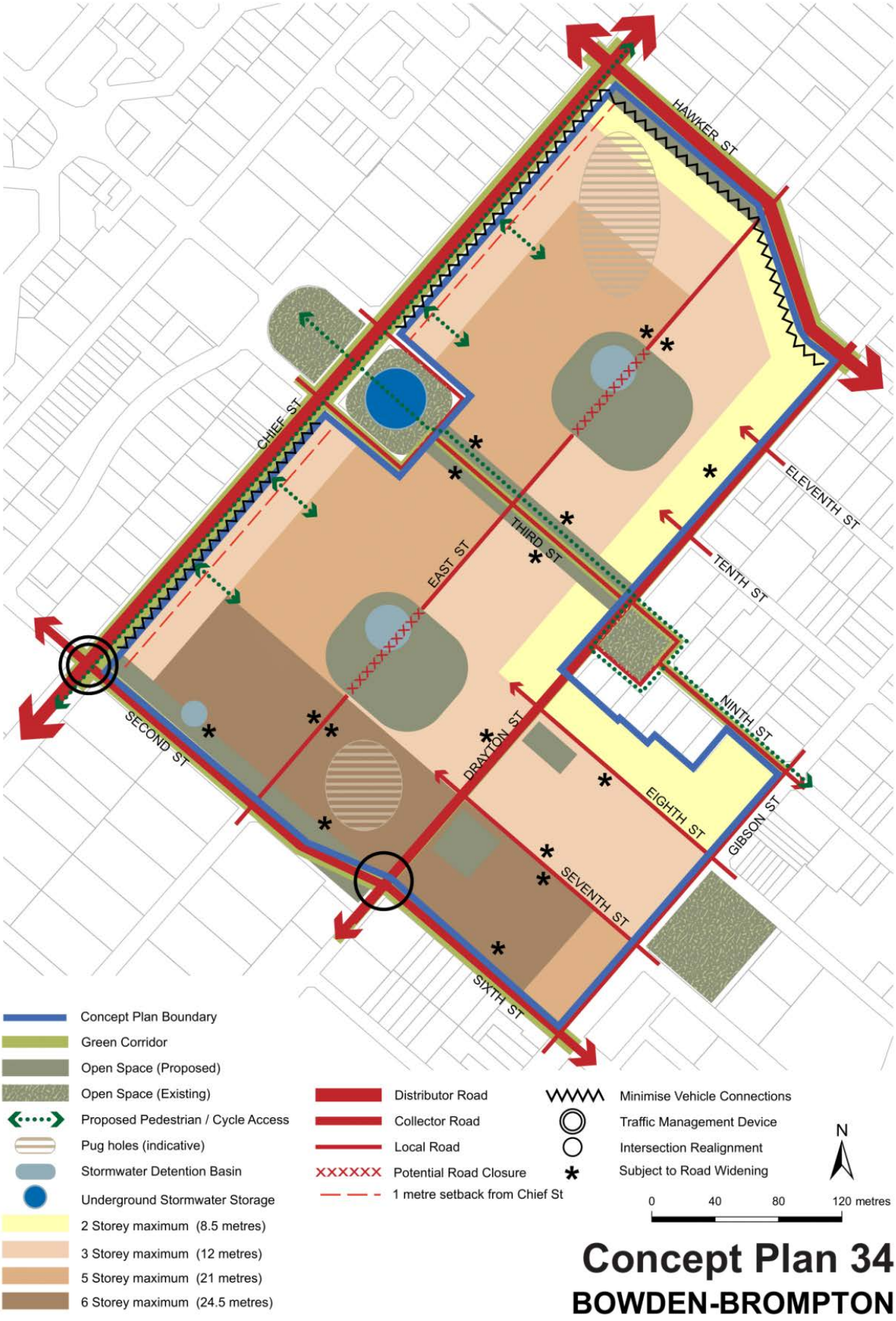
- Concept Plan Boundary
- Greenway and bike/pedestrian path
- Proposed Pedestrian/Bicycle Overpass
- Open Space
- Potential extension of Tram Way
- Future Tram Station
- Railway Station
- Rail Line
- Road
- Proposed new street

N

0 100 200 300 400 500 m

# Concept Plan 5
## BOWDEN URBAN VILLAGE

## Concept Plan 34 Bowden-Brompton



Concept Plan 109 Seaton




- Concept Plan Boundary
- Open Space (indicative)
- Pedestrian / Cycle Access
- Vehicle Access
- Restricted Direct Vehicle Access
- Formalised Public Parking
- Internal Roadway (indicative)
- Proposed Grange Greenway
- Seaton Park Station
- Roundabout
- * Subject to Road Widening Requirements
- Railway

N

0 30 60 90 120 150 metres

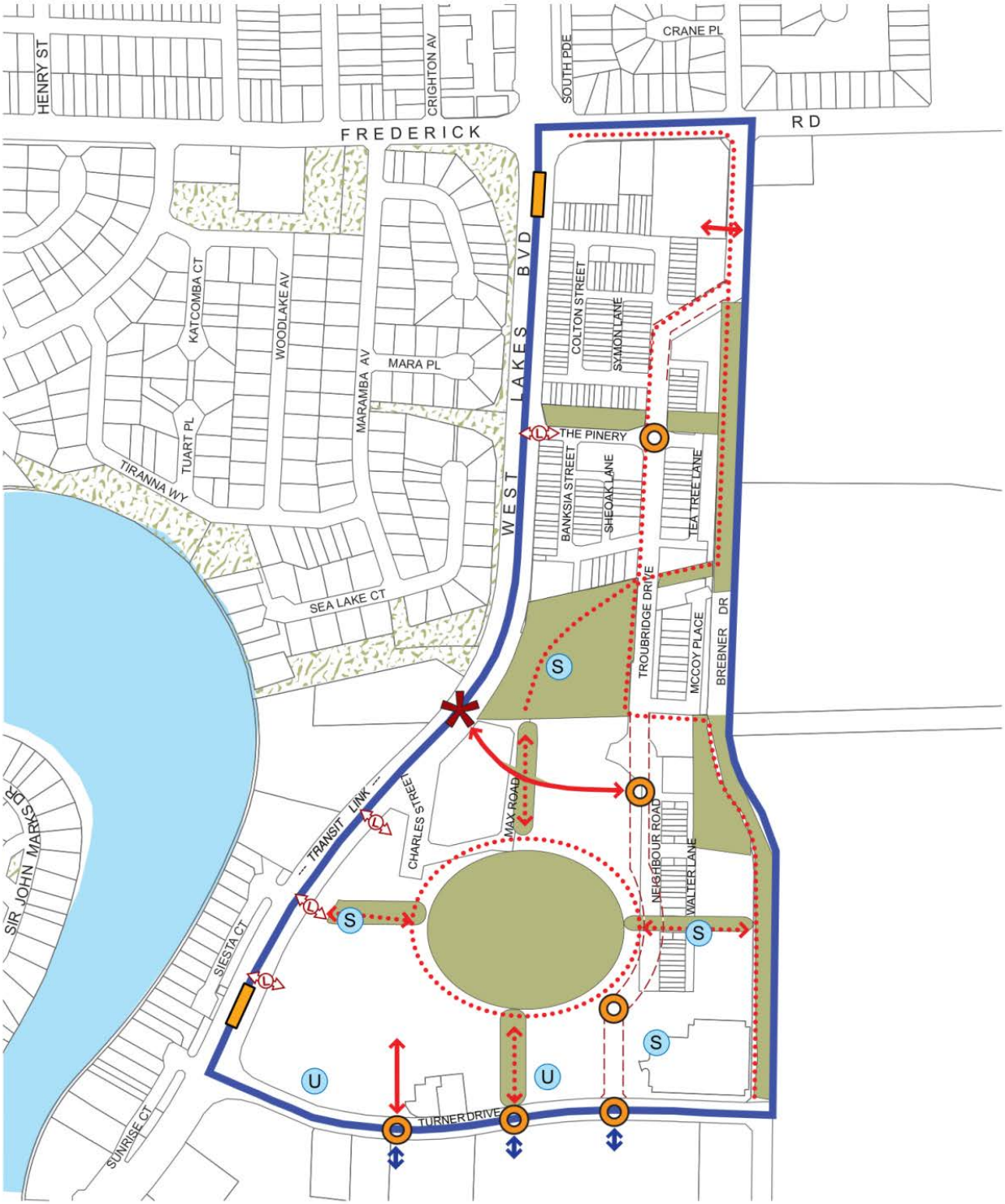
# Concept Plan 109
## SEATON

## Concept Plan 111 St Clair




# Concept Plan 111
## ST CLAIR

## Concept Plan 112 West Lakes




- Concept Plan Boundary
- Road Linkage
- Shared Use Paths (Cycling / Pedestrian)
- Potential Signalised Intersection
- Left In / Left Out
- Stormwater Detention
- Underground Water Storage
- Possible Mass Transit Stop
- Potential Secondary Road
- Intersection Treatment (Traffic Signals/Roundabout)
- Access Egress to Centre Zone
- Open Space - 15%
- Local Reserves
- Waterbodies

N

0 250 m

# Concept Plan 112
## WEST LAKES

Concept Plan 121 Kilkenny




- Concept Plan Boundary
- Activated Frontage
- Future Public Open Space
- Existing Public Reserve
- Kilkenny Railway Station
- Railway
- Vehicular Access
- Pedestrian / Cycle Linkage
- 4 Level Maximum (maximum density 150 dwellings per hectare)
- 3 Level Maximum
- 2 Level Maximum
- 1 Level Maximum

N

0 30 60 90 120 150 Metres

# Concept Plan 121
## KILKENNY

## Concept Plan 127 Kidman Park




Concept Plan Boundary
Public Open Space
Future detention basin
Watercourse

Pedestrian access only/indicative shared paths
Future interesction upgrade
Future local roads
All turning movements intersection
Left in / Left out intersection only

N

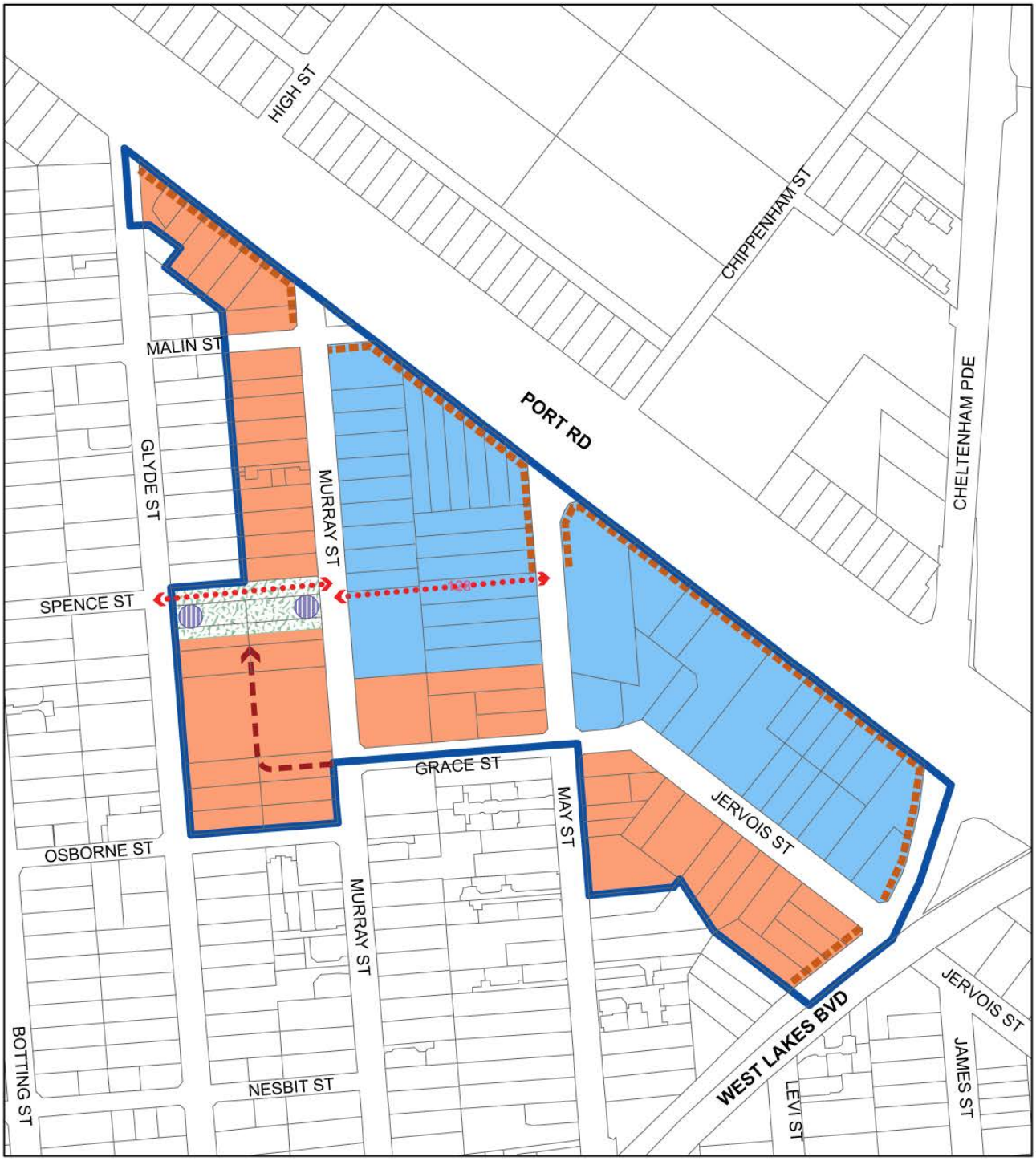
0 25 50 75 100 125 metres

**Building Heights**

Maximum 2 level (9m) building height
Maximum 3 level (12.5m) building height
Maximum 4 level (16.5m) building height
Sub-Zone - Maximum 3 level (12.5m) building height

# Concept Plan 127
## KIDMAN PARK

## Concept Plan 128 Albert Park




Concept Plan Boundary
Activated Frontage
Public Open Space
WSUD basin
Vehicular Access
Pedestrian / Cycle Linkage

N

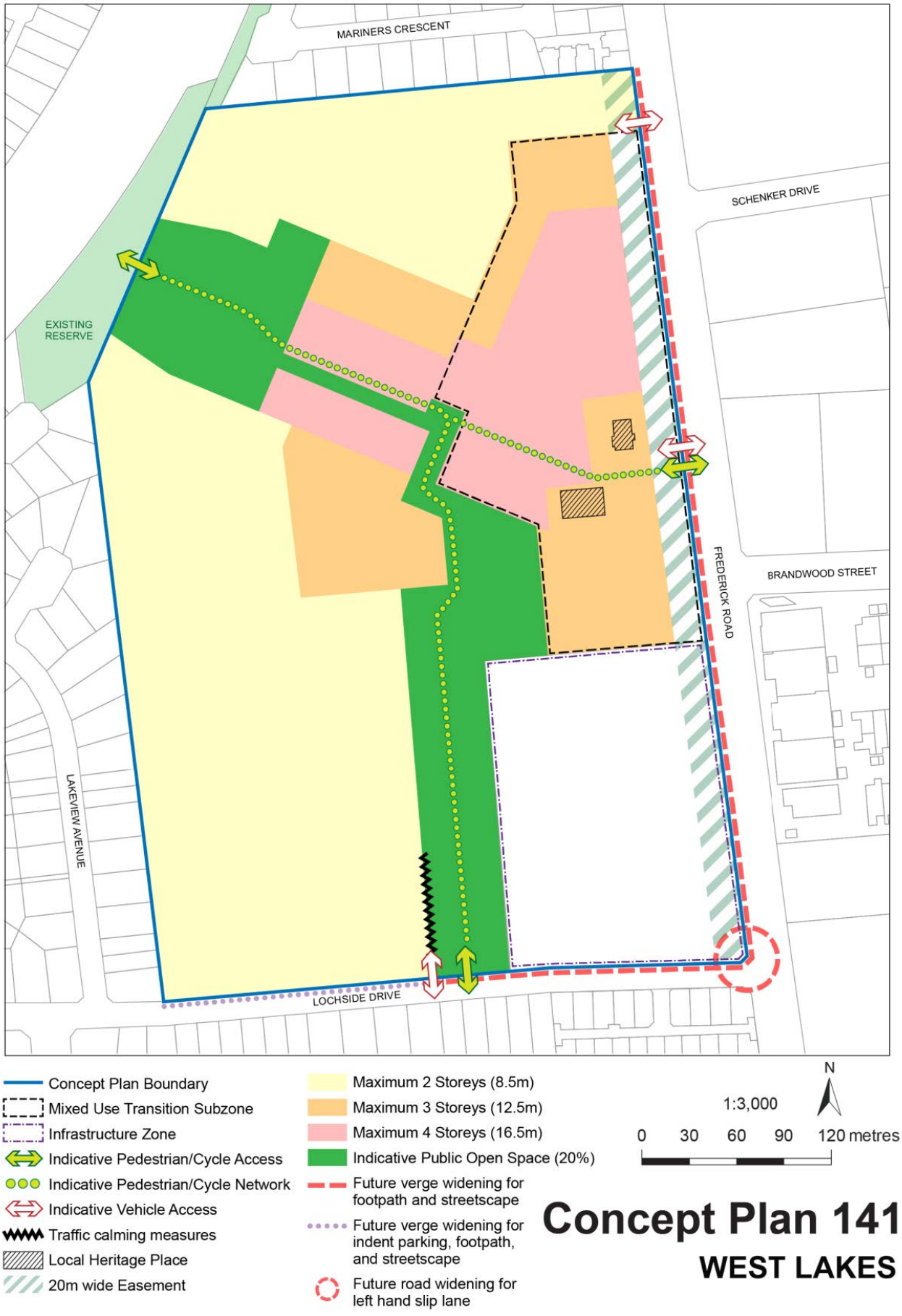
0 50 100 150 200 250 metres

**Building Heights**

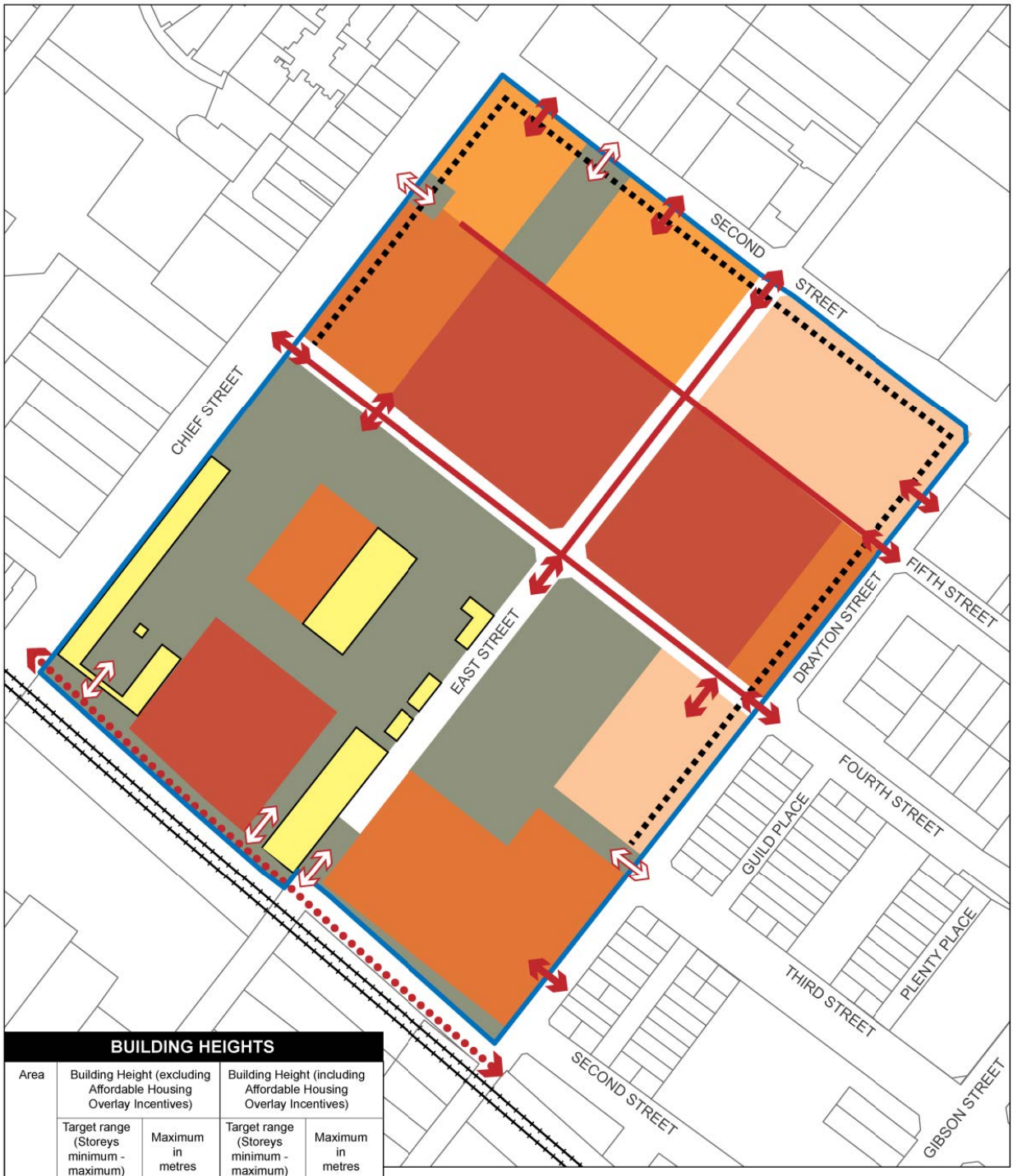
Maximum 2 level (9m) building height
Maximum 3 level (12m) building height

# Concept Plan 128
## ALBERT PARK

## Concept Plan 141 West Lakes



## Concept Plan 152 Brompton Gasworks




**BUILDING HEIGHTS**

| Area | Building Height (excluding Affordable Housing Overlay Incentives) | | Building Height (including Affordable Housing Overlay Incentives) | |
|---|---|---|---|---|
| | Target range (Storeys minimum - maximum) | Maximum in metres | Target range (Storeys minimum - maximum) | Maximum in metres |
| | 2 - 8 | 32.5 | 2 - 10 | 42.25 |
| | 3 - 6 | 24.5 | 3 - 7 | 31.85 |
| | 3 - 10 | 40.5 | 3 - 13 | 52.65 |
| | 6 - 12 | 48.5 | 6 - 15 | 63.05 |

*Note: Part of the Brompton Gasworks site is designated as a place of archaeological significance (State Heritage Place) – refer to the State Heritage Place Overlay for extent and detail*

- Future Road
- Indicative Vehicular Access Points
- Indicative Access for Pedestrians/Cyclists
- A maximum building height of 3 storeys applies within 3m of identified street boundaries
- Greenway and Bike / Pedestrian Path
- Open Space
- Heritage Building
- Concept Plan Boundary

N

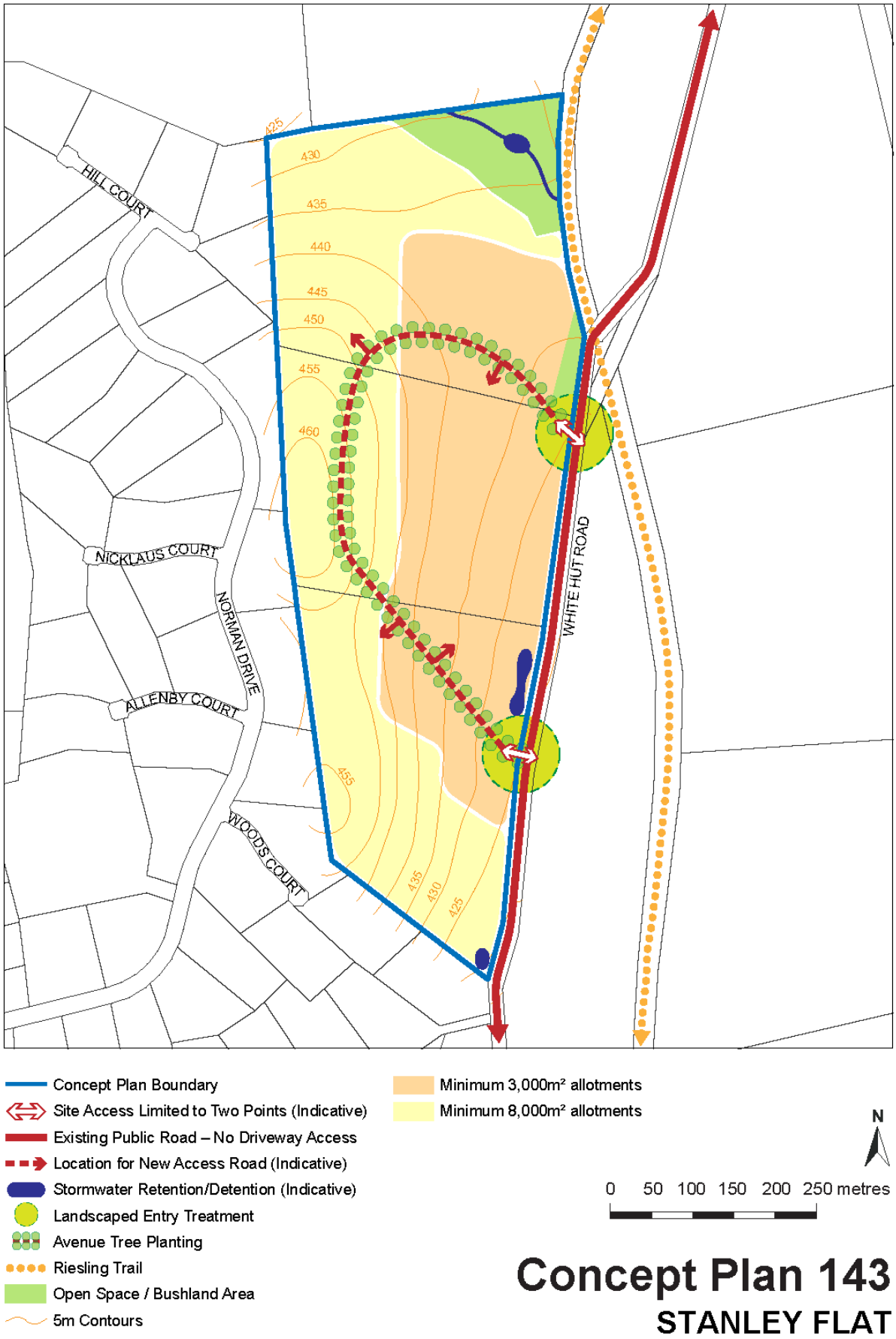
1:2,000

0 20 40 60 80 100 metres

# Concept Plan 152
## BROMPTON GASWORKS

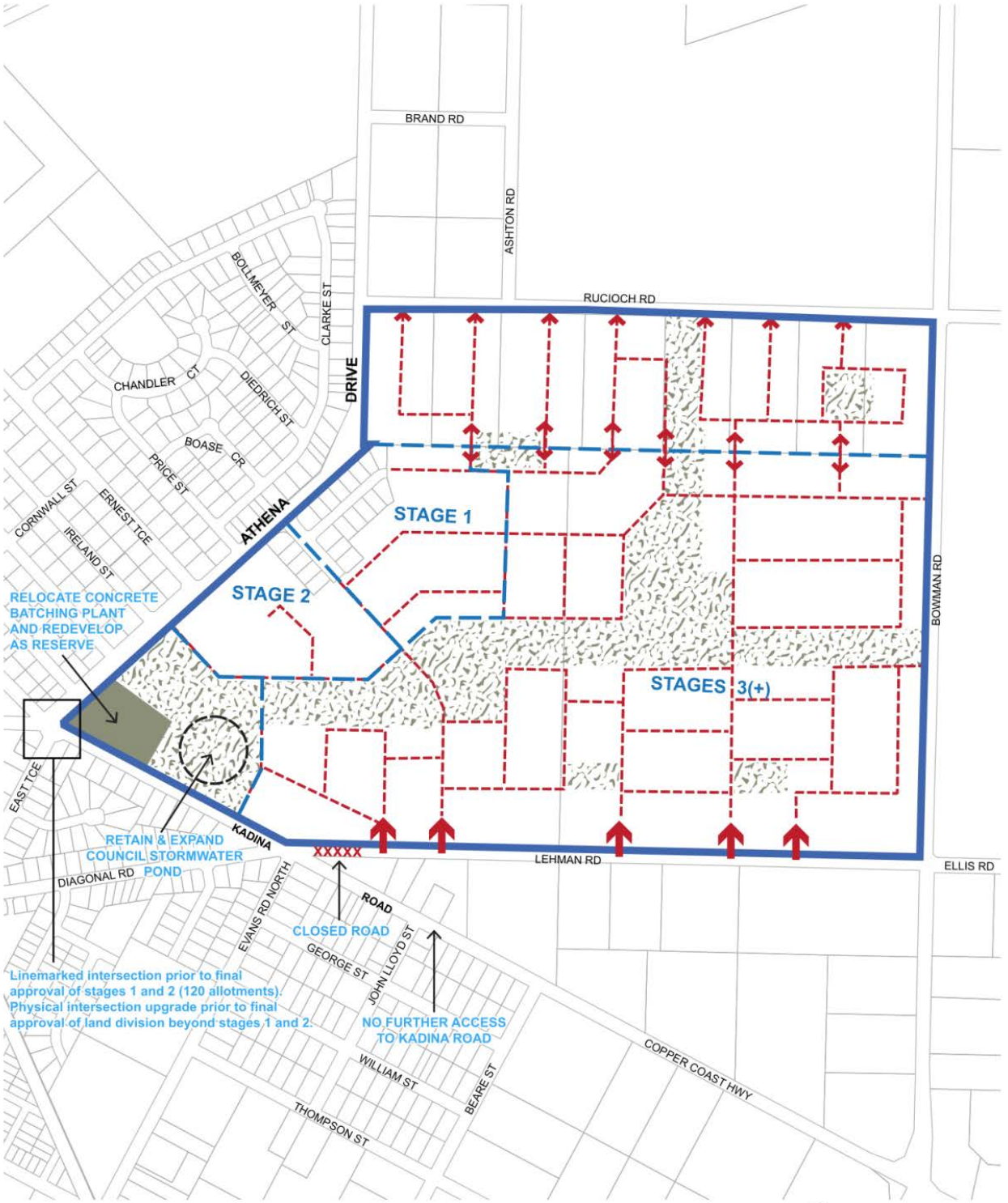
## Clare and Gilbert Valleys

### Concept Plan 143 Stanley Flat



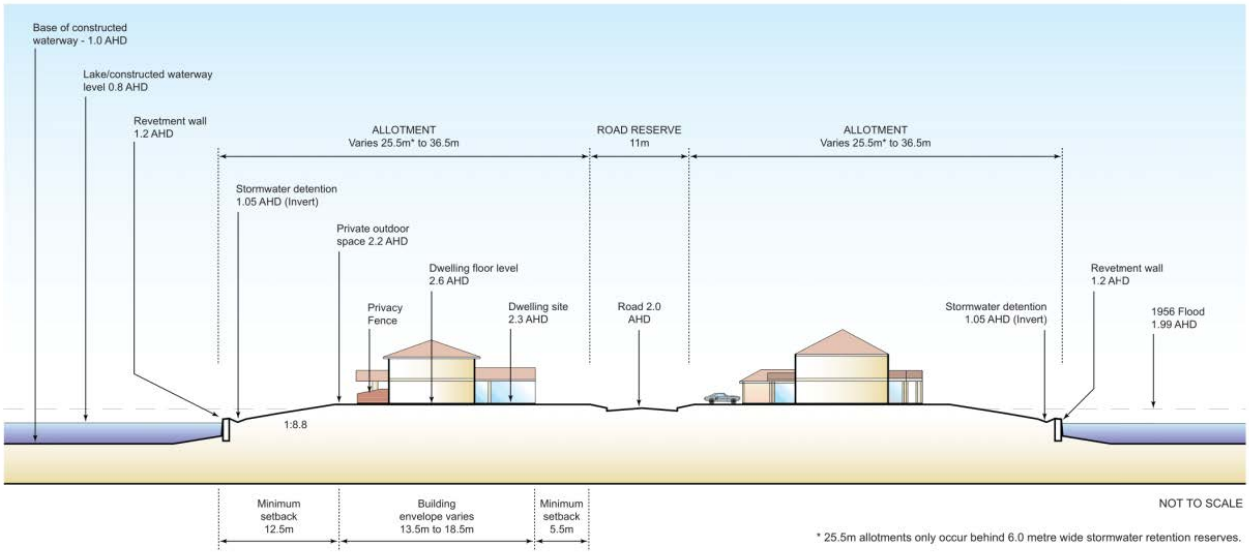
## Copper Coast

### Concept Plan 72 Wallaroo, Athena Drive



## Coorong

### Concept Plan 75 Warrengie Development Area - Land Form / Building Module Cross Section




WARRENGIE

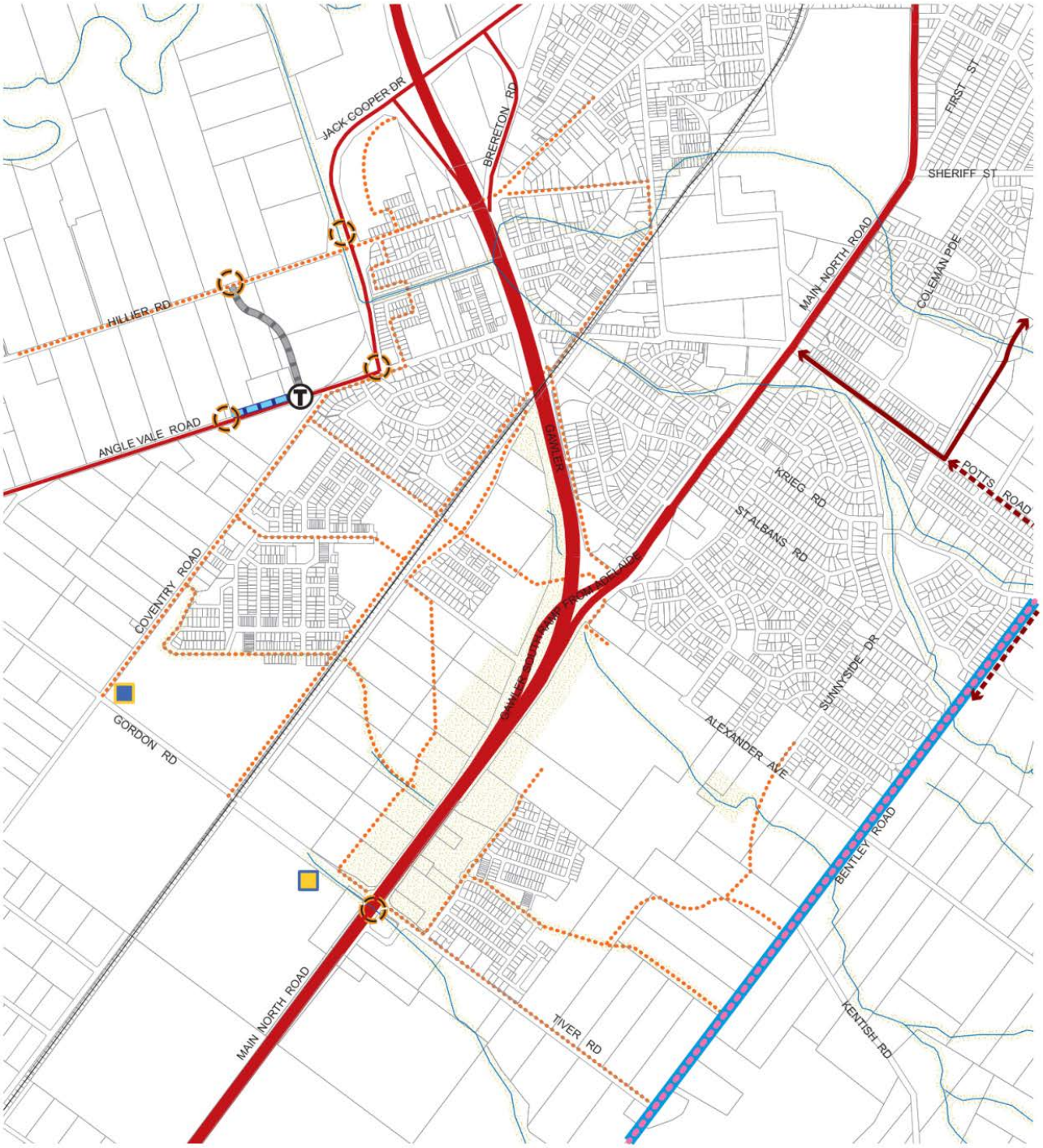
**Concept Plan 75**

**WARRENGIE DEVELOPMENT AREA**

**LAND FORM / BUILDING MODULE CROSS SECTION**

## Gawler

### Concept Plan 101 Evanston Gardens, Evanston South, Hillier




Water Courses
Open Space
Gas Pipeline
Traffic Management
Major Pedestrian / Cycle Pathways
Aquifer Storage Recharge
ETSA Infrastructure
Retail Street
Indicative Bus Route
T-Junction
Railway

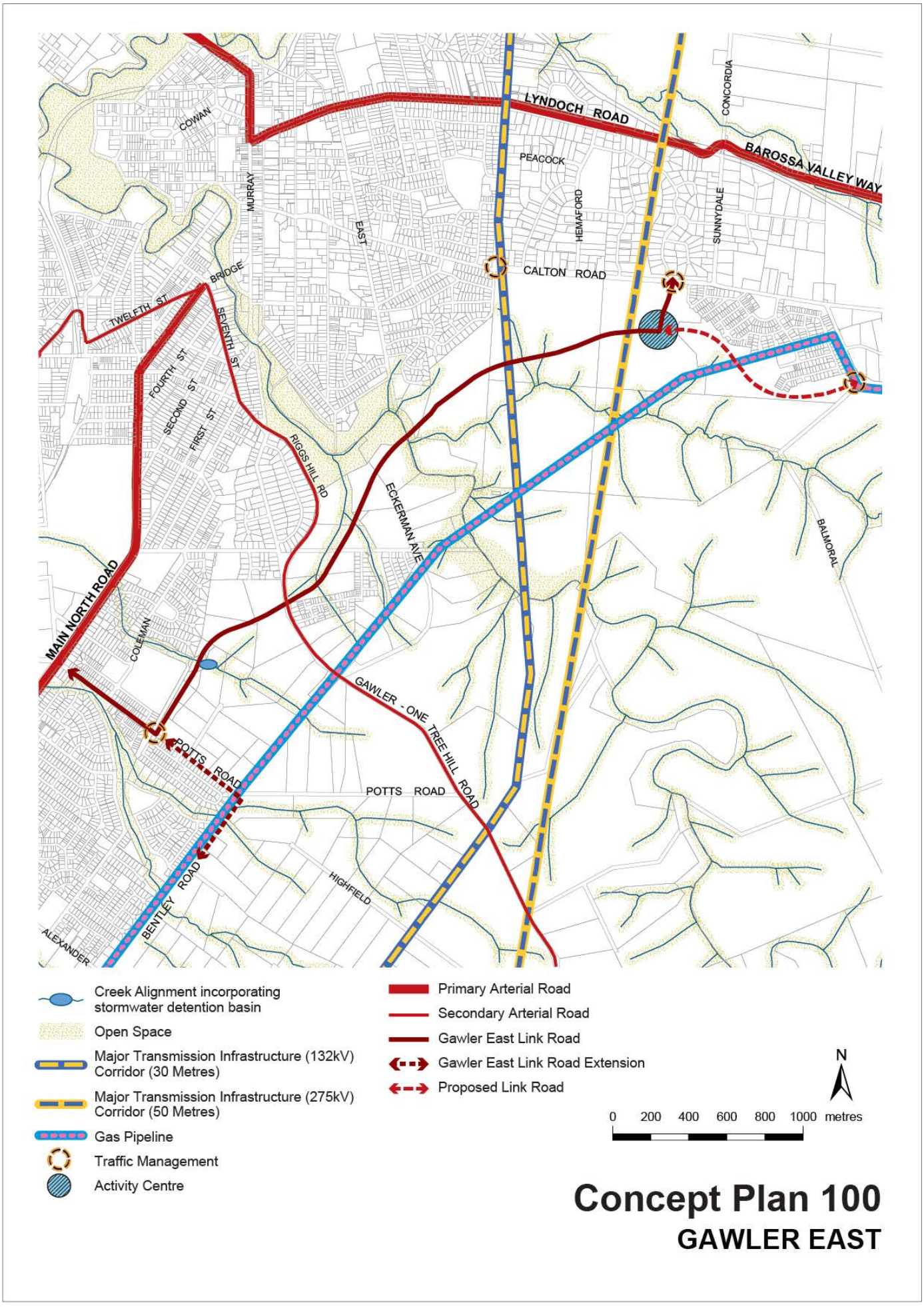
Primary Arterial Road
Secondary Arterial Road
Gawler East Link Road
Gawler East Link Road Extension

N

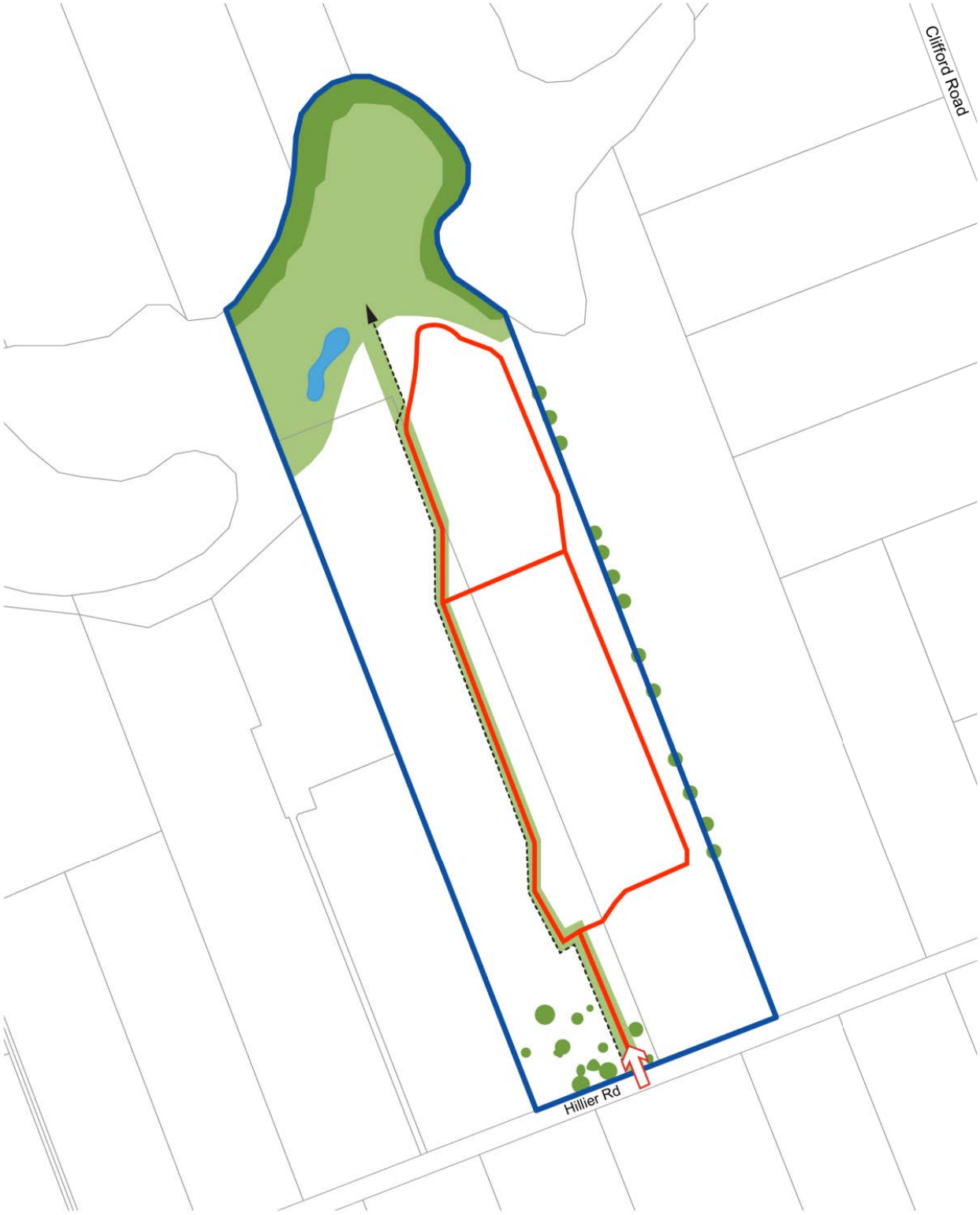
0 200 400 600 800 1000 metres

**Concept Plan 101**
**EVANSTON GARDENS, EVANSTON SOUTH, HILLIER**

Concept Plan 100 Gawler East



Concept Plan 142 Hillier




Concept Plan Boundary
Vehicle Access Point
Major Loop Road
Major Green Street
Pedestrian Connection
Open Space Linear Connection
Protection of Existing Vegetation
Stormwater Basin

N

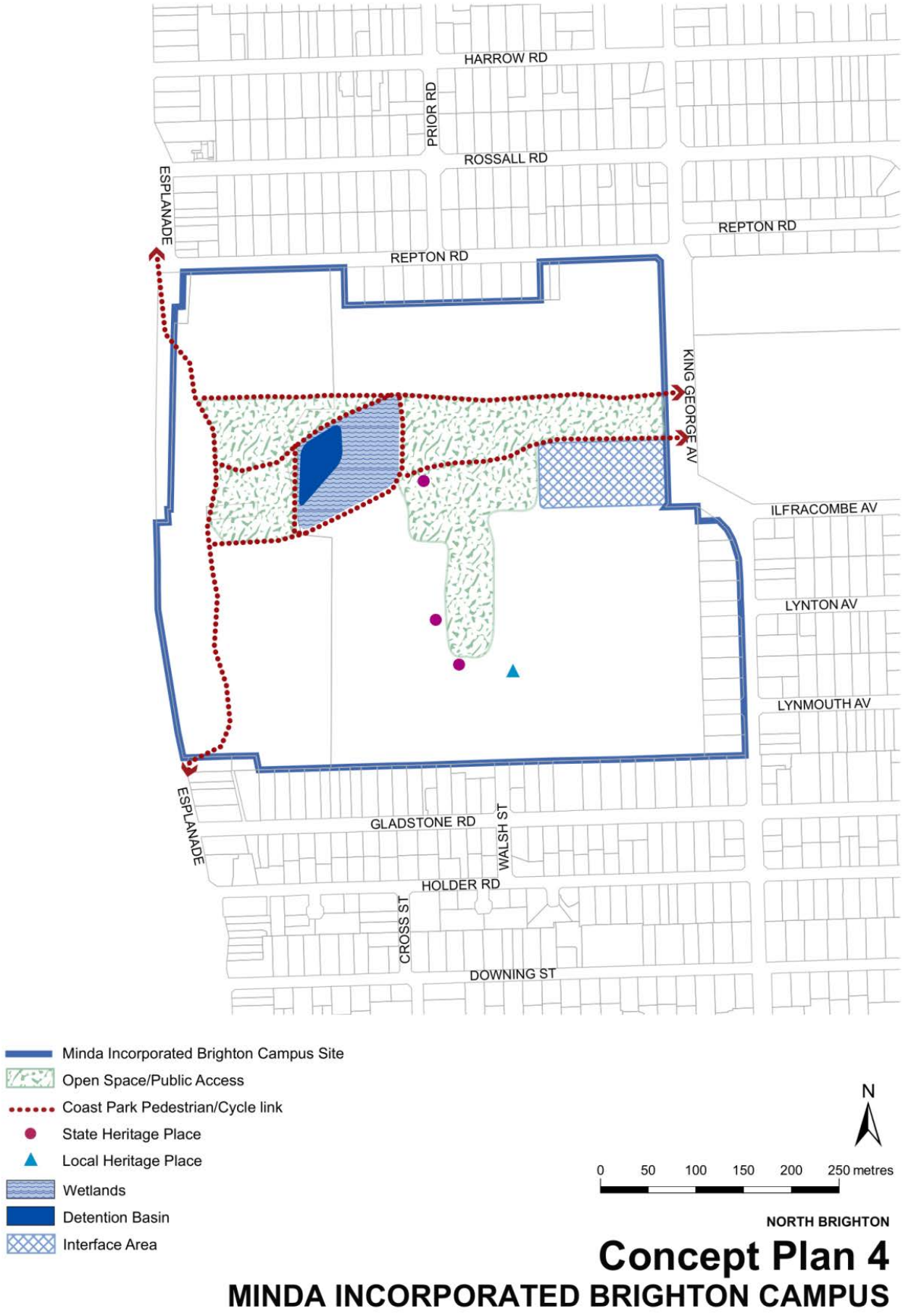
1:5,000

0 40 80 120 160 200 m

# Concept Plan 142
## HILLIER

## Holdfast Bay

### Concept Plan 4 Minda Incorporated Brighton Campus

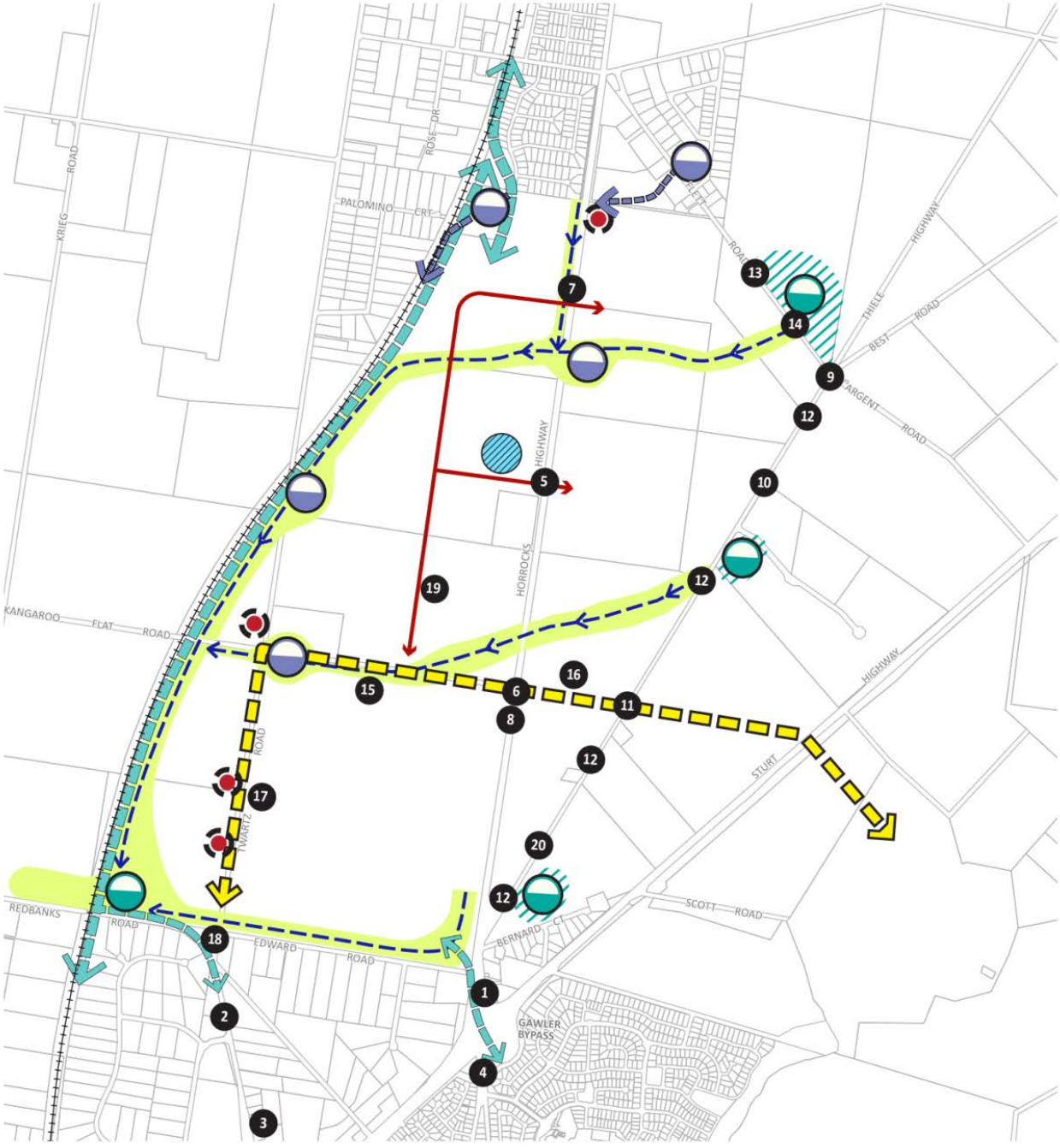


## Concept Plan 119 Seacliff Park and Marino

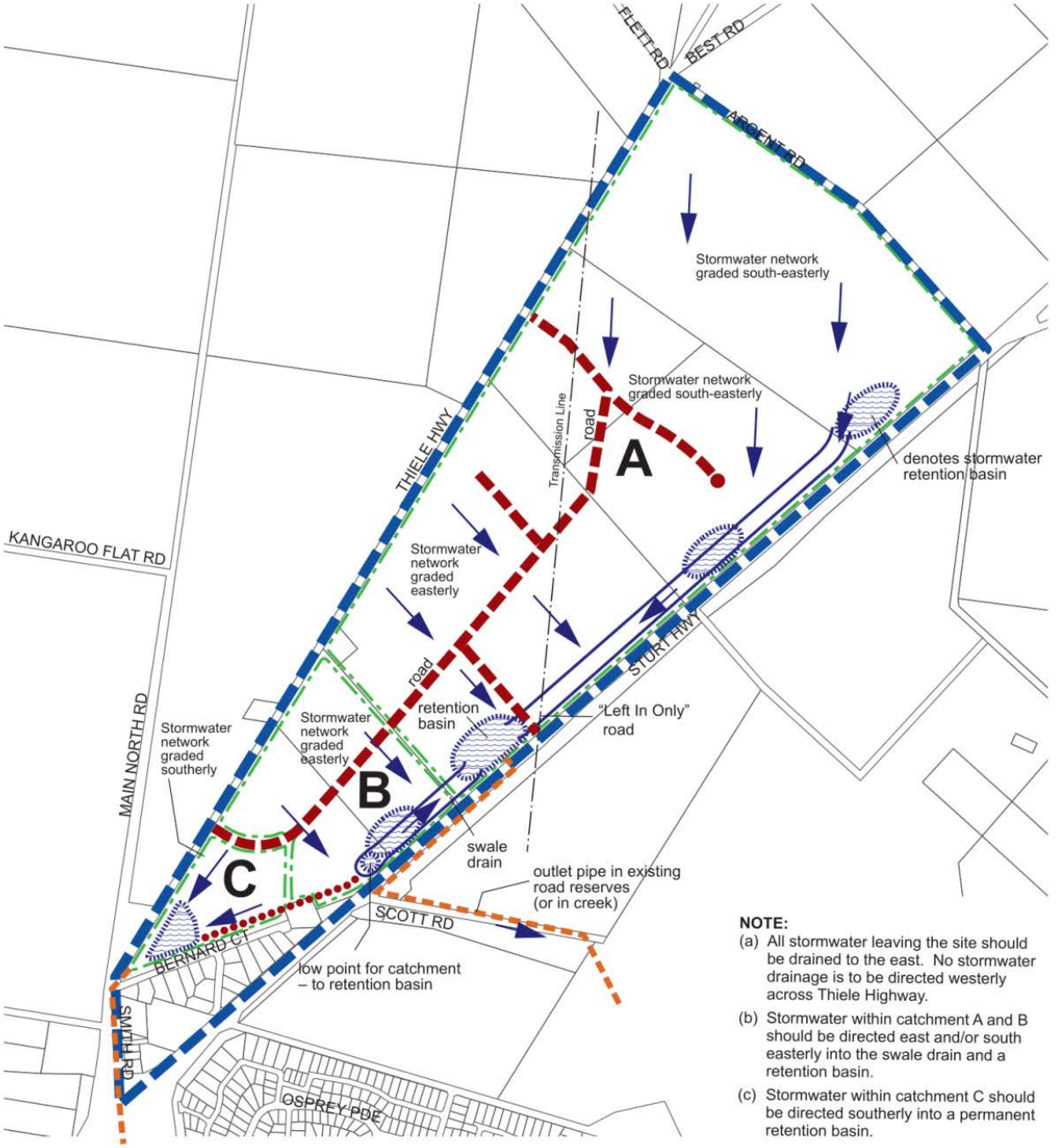


## Light Regional

### Concept Plan 50 Roseworthy Town Expansion



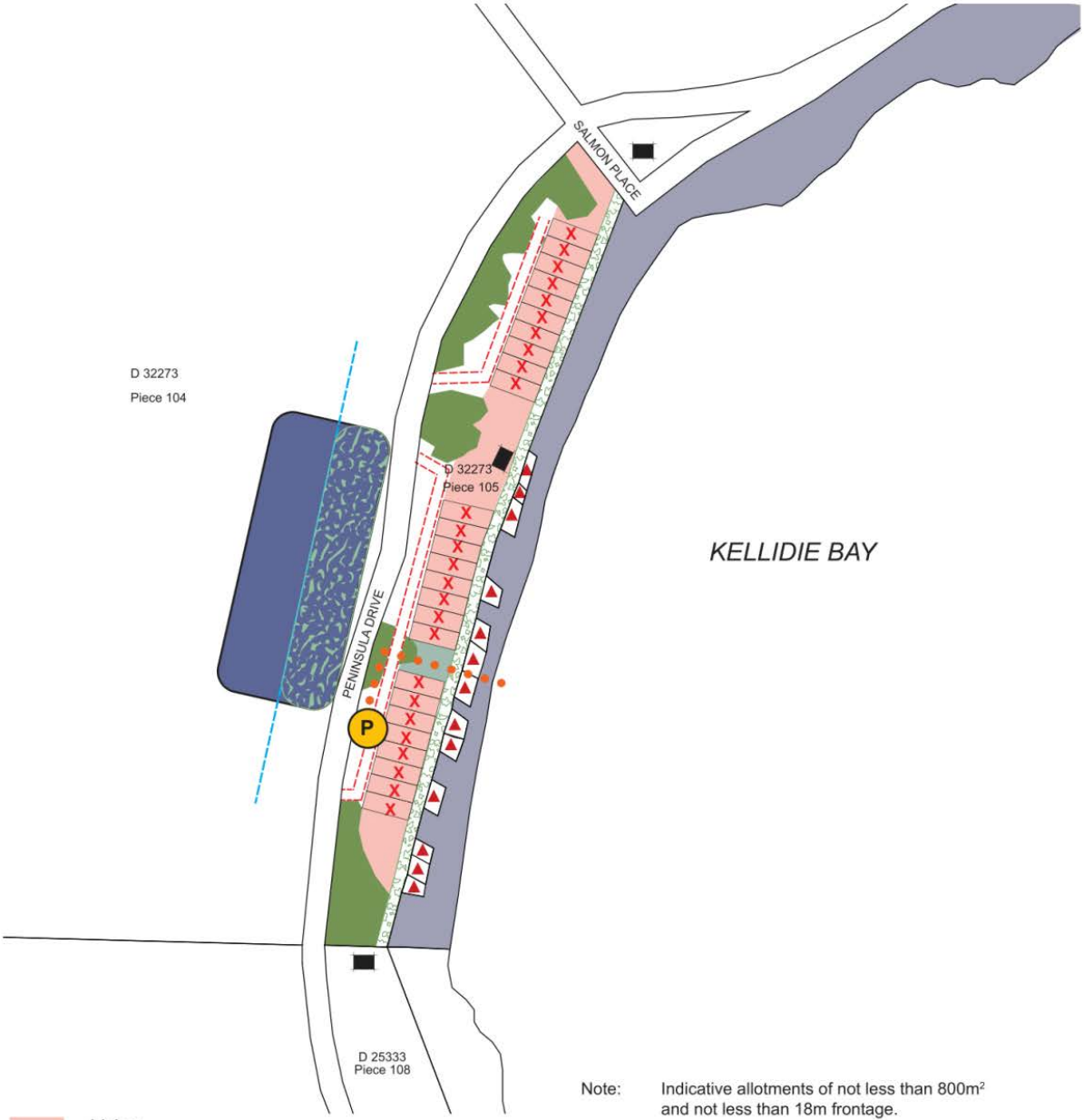
Concept Plan 95 Kingsford Regional Estate




# Concept Plan 95
## KINGSFORD REGIONAL ESTATE

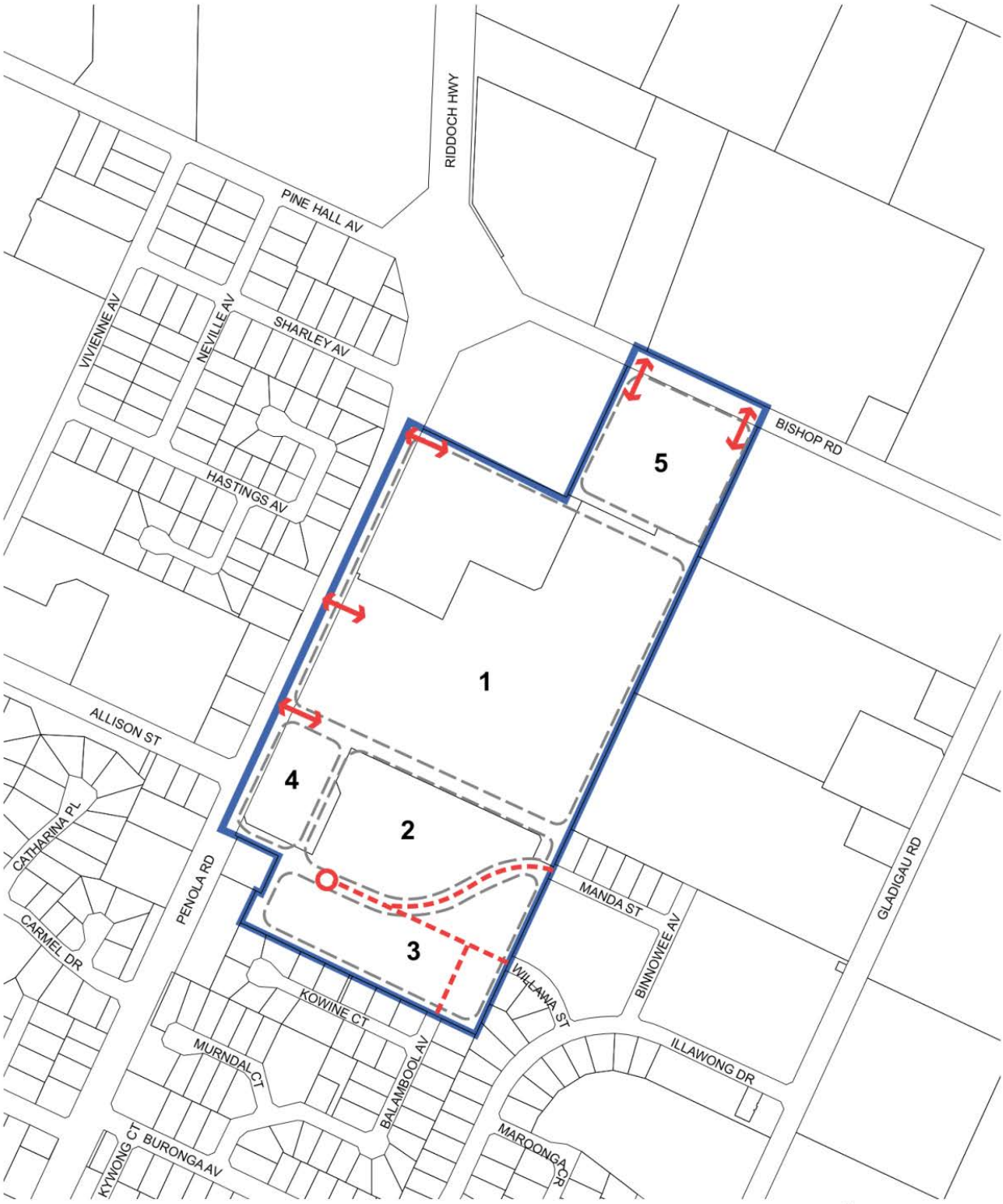
## Lower Eyre

### Concept Plan 74 Shelley Beach



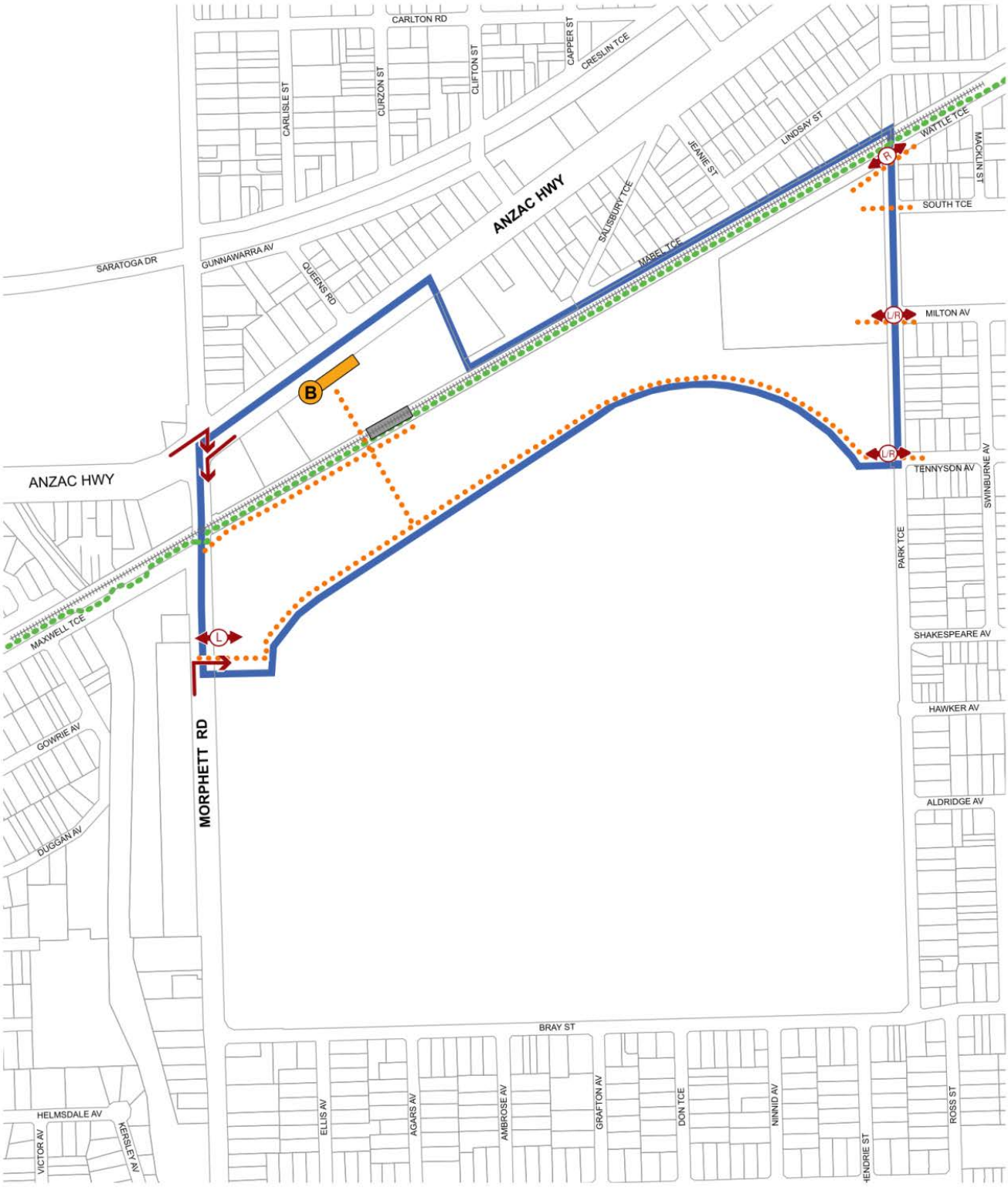
## Mount Gambier

### Concept Plan 70 Mount Gambier Northern Gateway

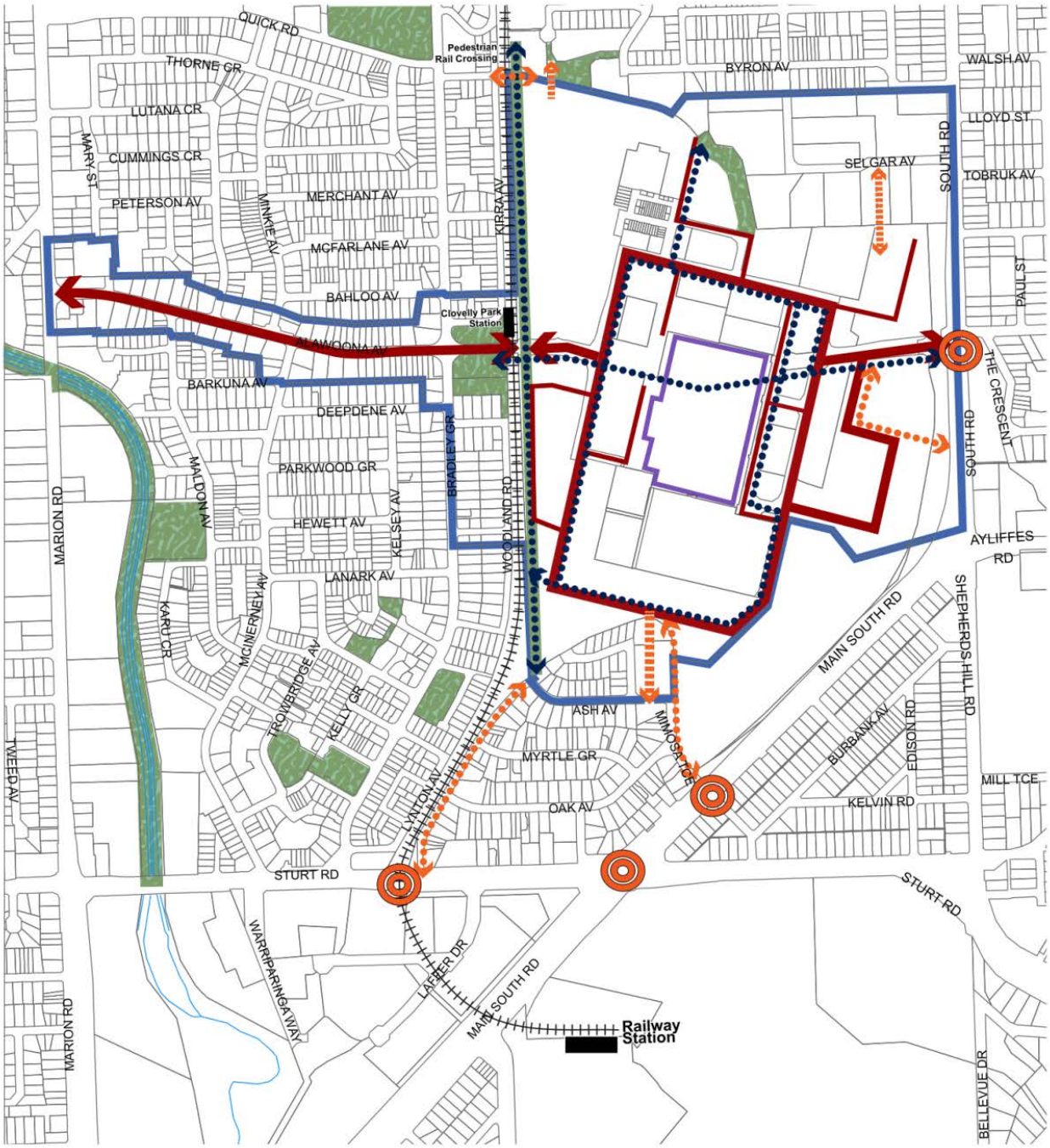


## Marion

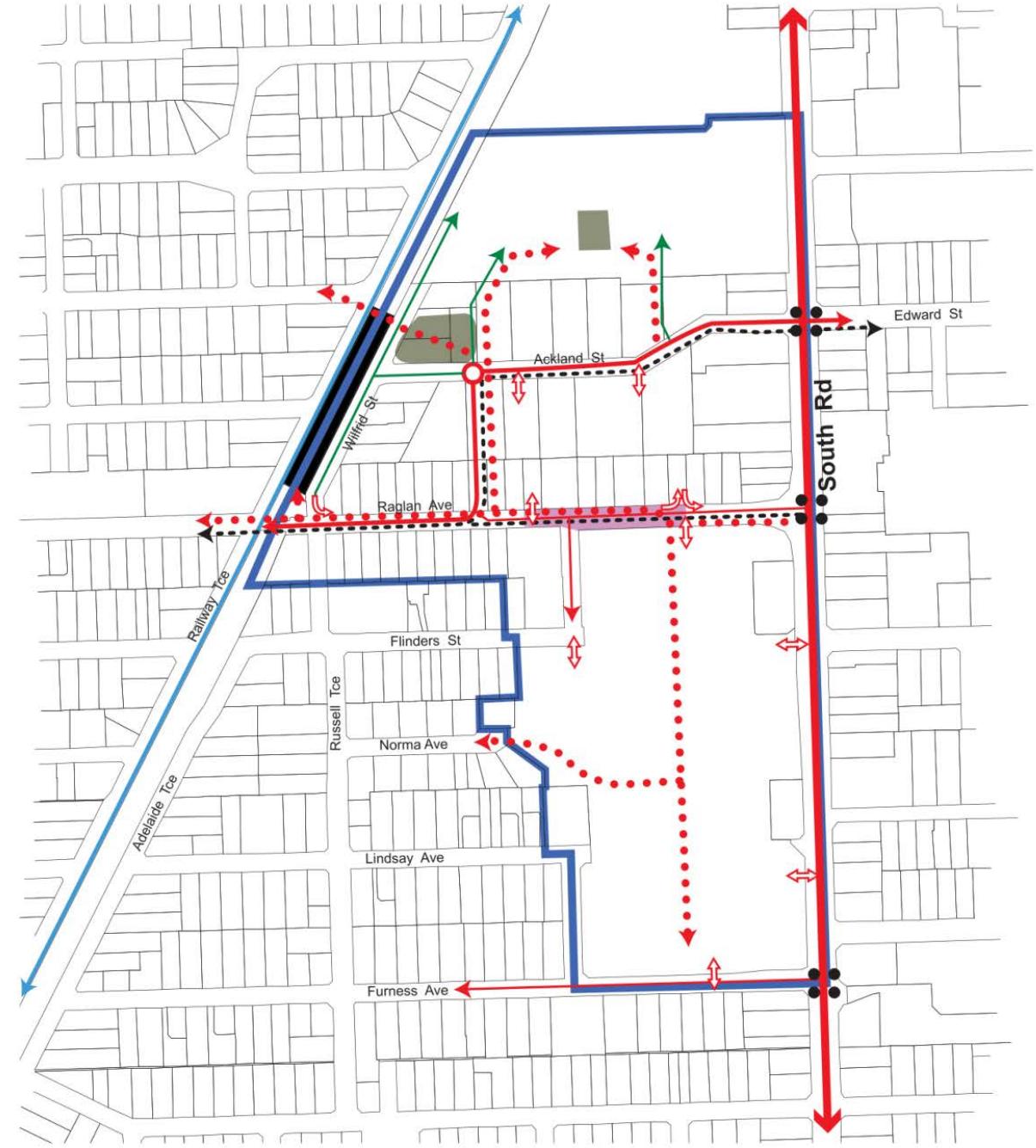
### Concept Plan 115 Morphettville



## Concept Plan 89 Tonsley



Concept Plan 86 Edwardstown




- Concept Plan Boundary
- Possible Future Train Station
- Open Space / Public Plaza Areas
- Main Street Environment
- Signalised Intersection
- Key Vehicular Access / Egress Points
- Key Pedestrian Paths
- Pedestrian and Cyclist Friendly Streets
- On Street Bike Link
- Greenway Route
- Local Road
- Key East/West Vehicular Route & Connection Road
- Arterial Road

N

0 m 125 250

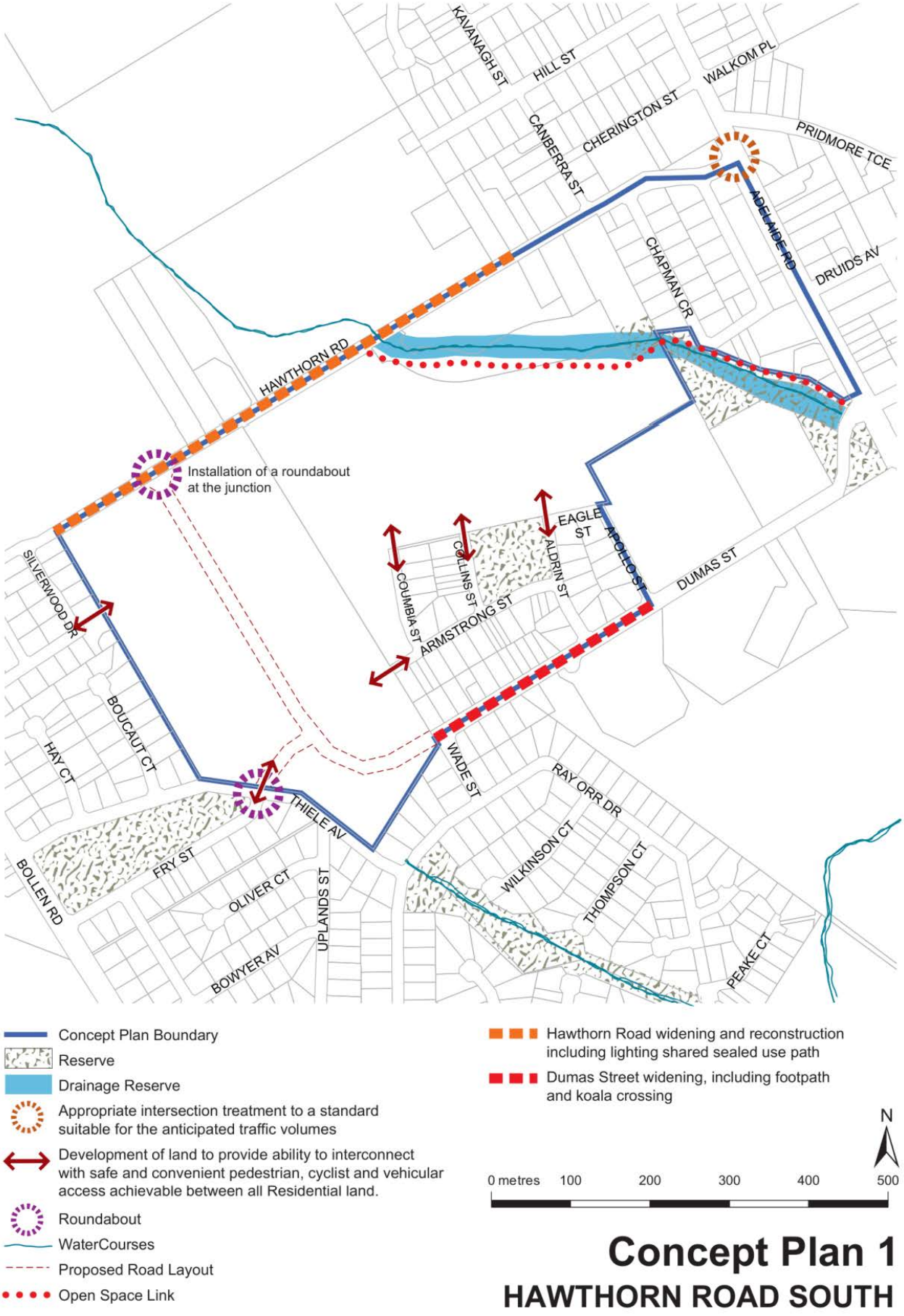
# Concept Plan 86
## EDWARDSTOWN

Concept Plan 119 Seacliff Park and Marino



## Mount Barker

### Concept Plan 1 Hawthorn Road South



## Concept Plan 2 Hurling Drive, Mount Barker



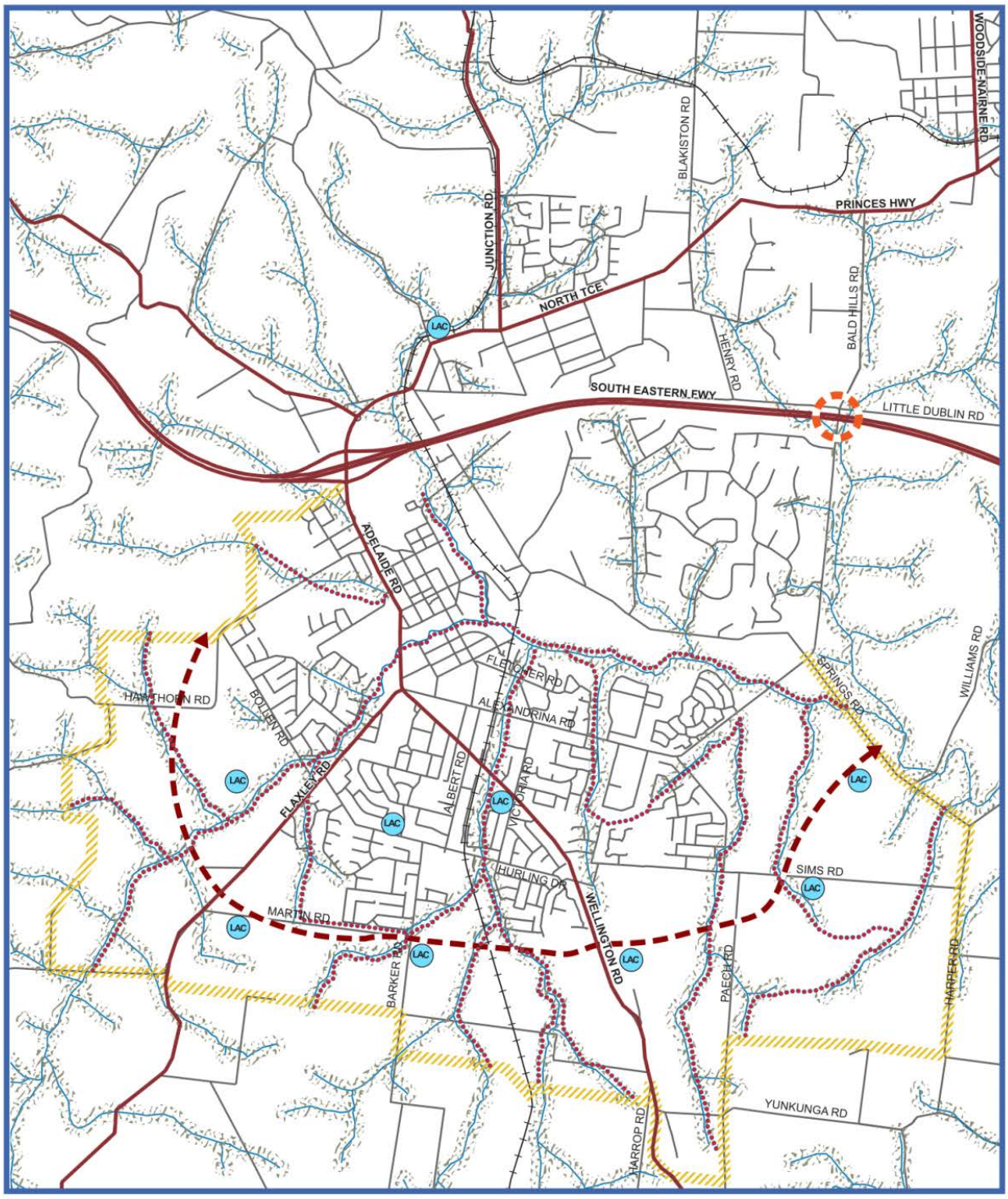

- Concept Plan Boundary
- Stormwater Control
- Open Space Linkage
- Open Space Areas and Drainage Reserve
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.
- Primary Pedestrian, Bicycle and Vehicle Access Route
- No direct allotment access to Martin Rd and Wellington Rd
- Creek
- Railway

N

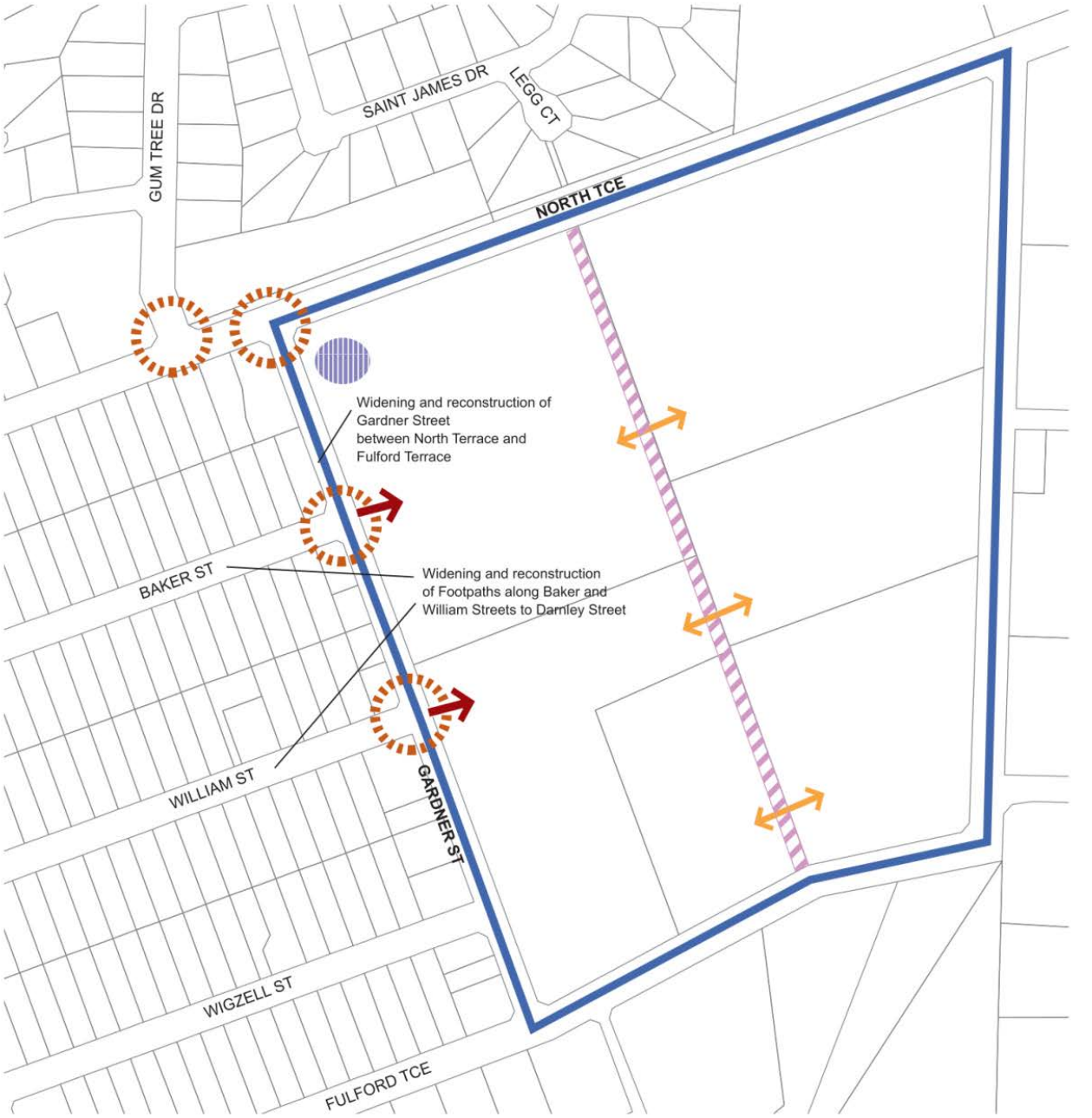
0 metres 200 400 600

# Concept Plan 2
## HURLING DRIVE, MOUNT BARKER

## Concept Plan 3 Mount Barker and Littlehampton



Concept Plan 90 Gardner Street, Littlehampton




Concept Plan Boundary

Detention Basin

Appropriate Interface treatment to address adjoining recreation land

Primary Pedestrian, Bicycle and Vehicle Access Route

Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential and Recreation land.

N

0 50 100 150 200 250 metres

# Concept Plan 90
## GARDNER STREET, LITTLEHAMPTON

## Concept Plan 91 Nairne West



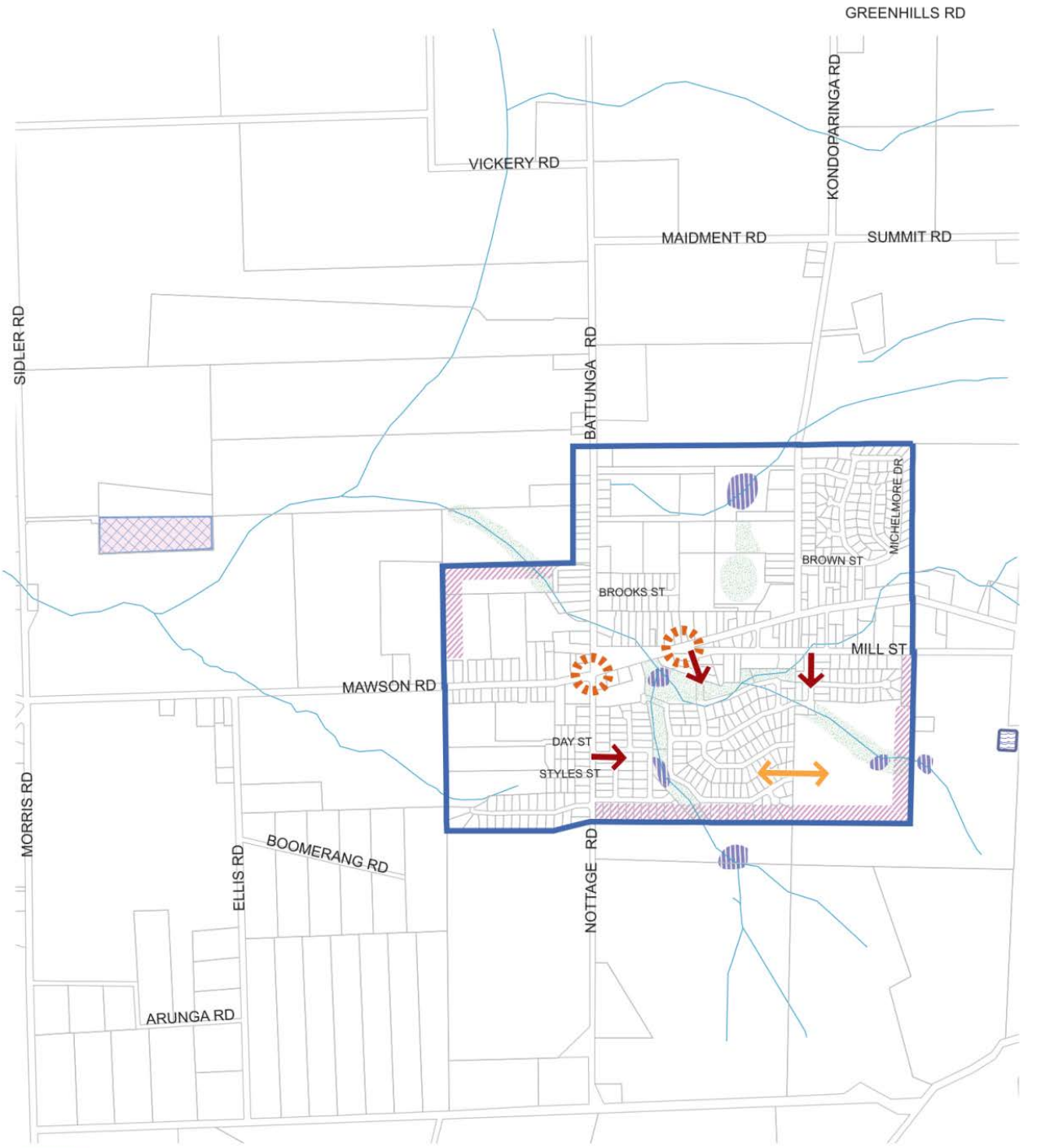

- Concept Plan Bounary
- Intersection treatment suitable for the anticipated traffic volumes
- Open Space
- Wetland / Detention Basin
- Acoustic Buffer
- Non Residential Frontages
- Open Rural - Style Fencing
- Vehicle Access
- Area subject to Infrastructure Requirements
- Pedestrian Crossing Point
- Pedestrian / Cycle Link
- Railway

N

0 50 100 150 200 250 metres

# Concept Plan 91
## NAIRNE WEST

## Concept Plan 92 Meadows

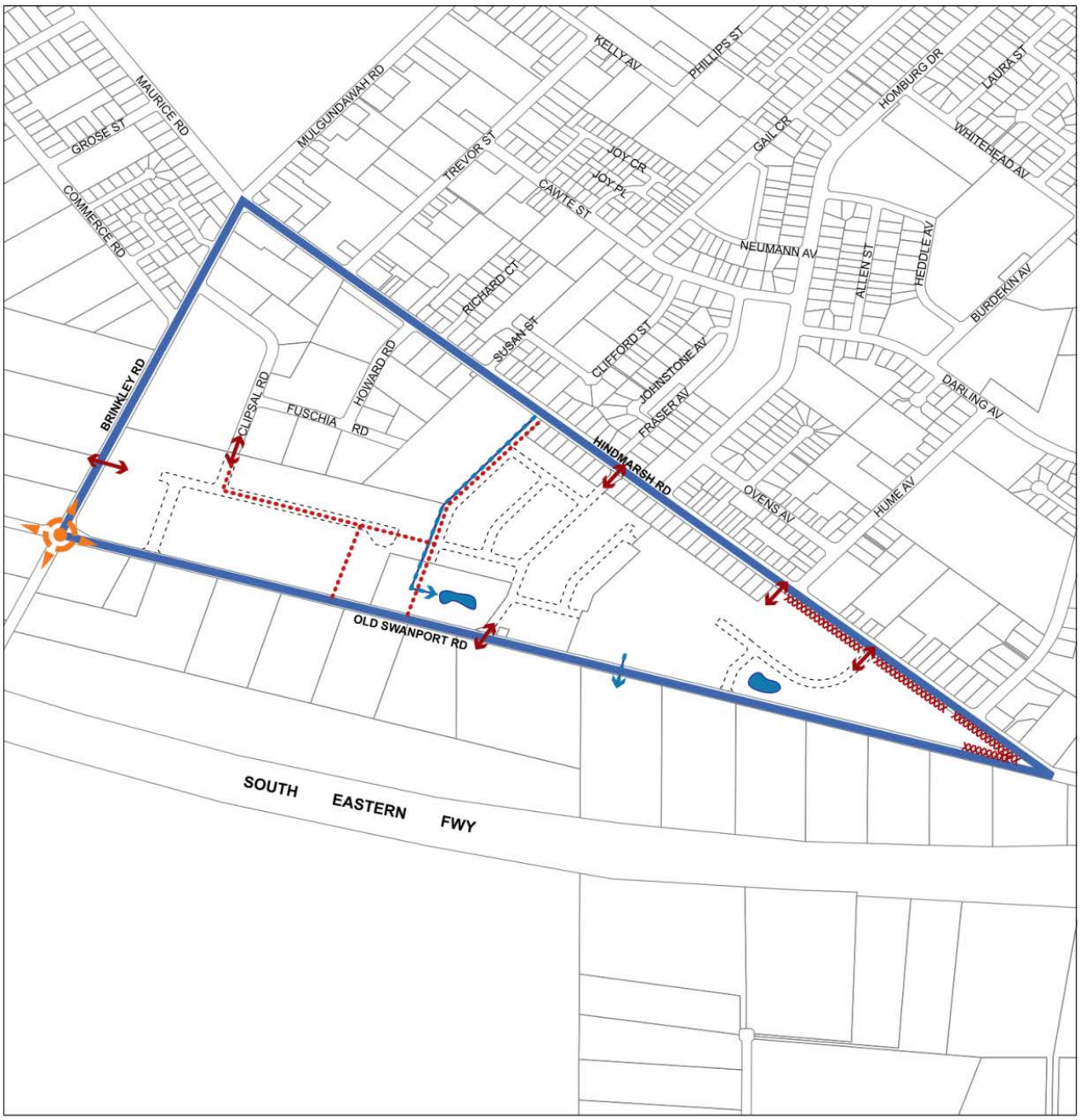


Concept Plan 114 Totness



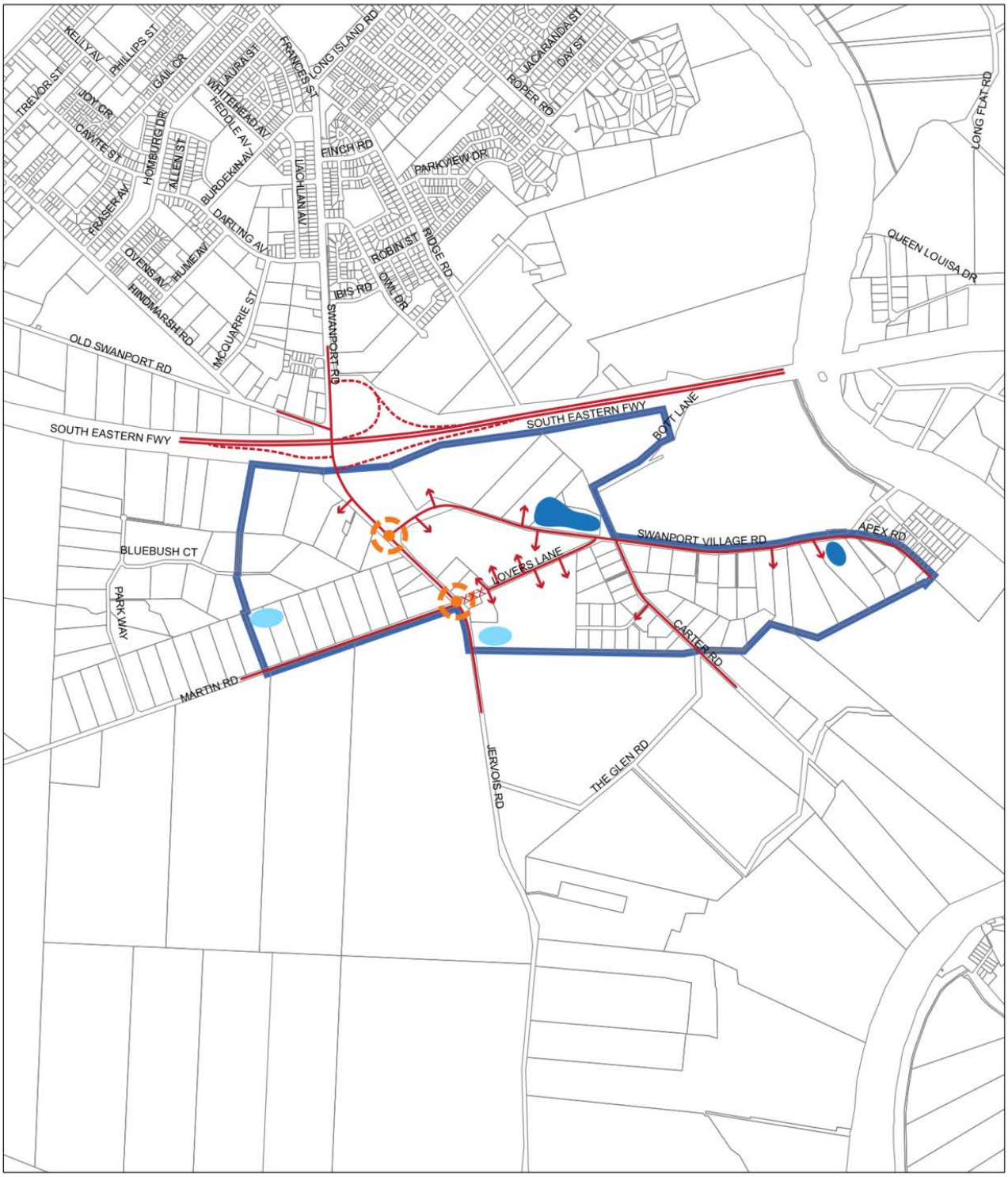
## Murray Bridge

### Concept Plan 87 Hindmarsh Road

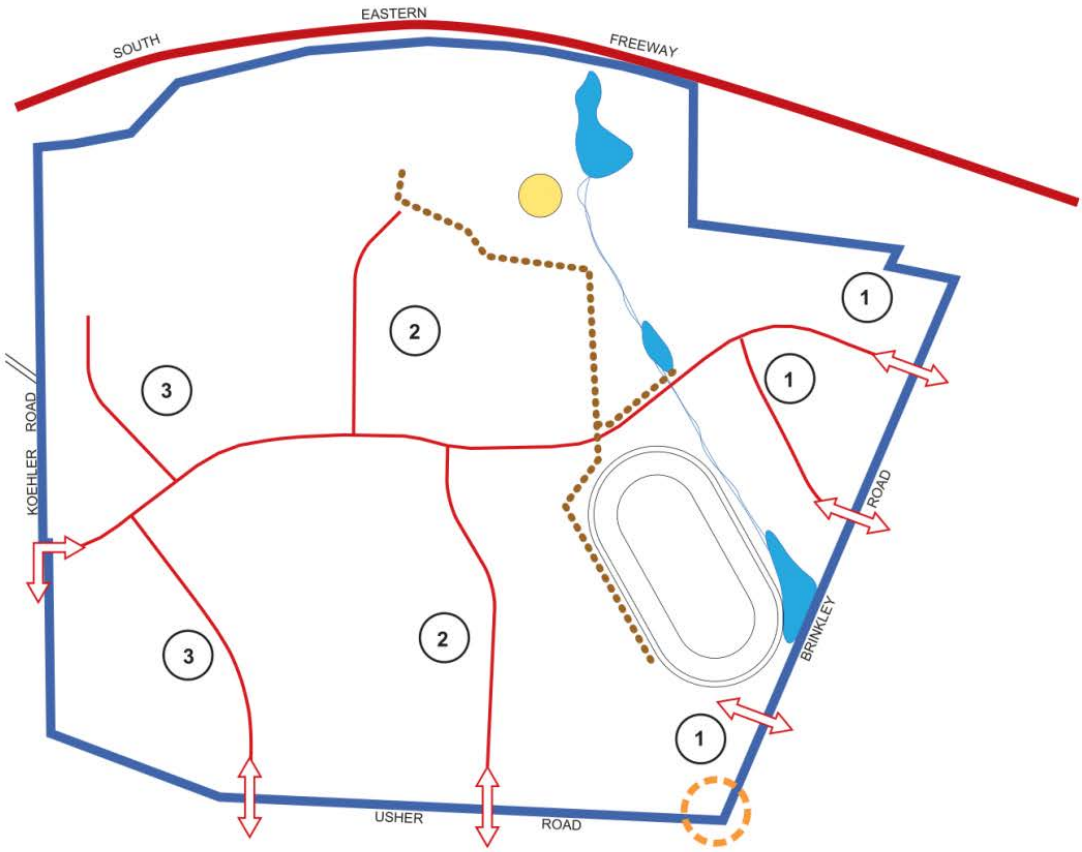



# Concept Plan 87
## HINDMARSH ROAD

## Concept Plan 88 Swanport



Concept Plan 80 Murray Bridge



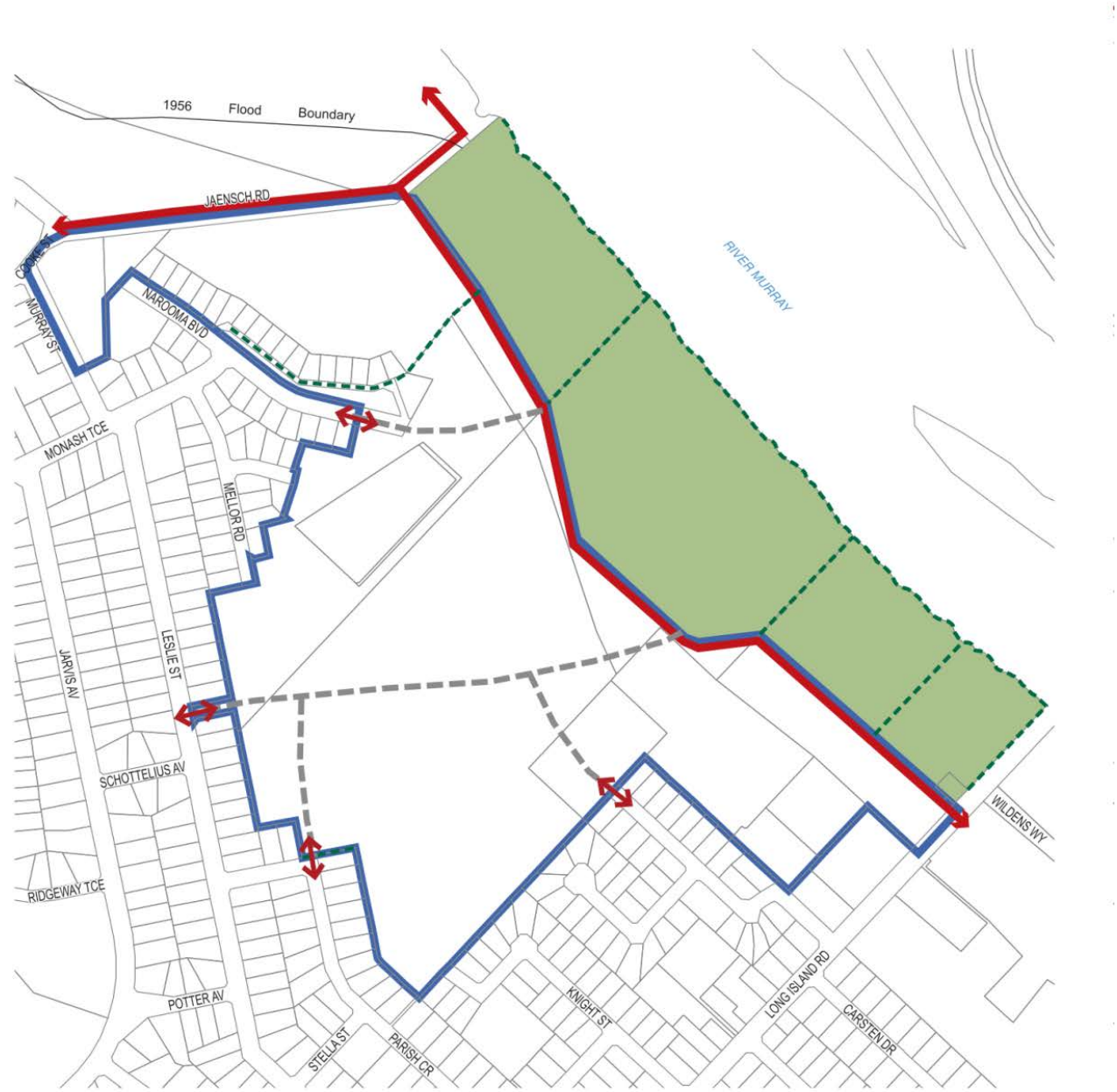

- Concept Plan Boundary
- Public Purpose
- (3) Staged Development
- Drain / Water Storage
- Traffic Movement
- Primary Arterial Road
- Major Collector Road
- Intersection Upgrade
- Horse Trails / Links

N

0 m 250 500 750 1000

# Concept Plan 80
## MURRAY BRIDGE

Concept Plan 117 - Narooma




Concept Plan Boundary
Wetlands / Open Space / Recreation
Pedestrian and Open Space Corridors
Internal Road Network
Access Points
Cycle Link
Connector Road

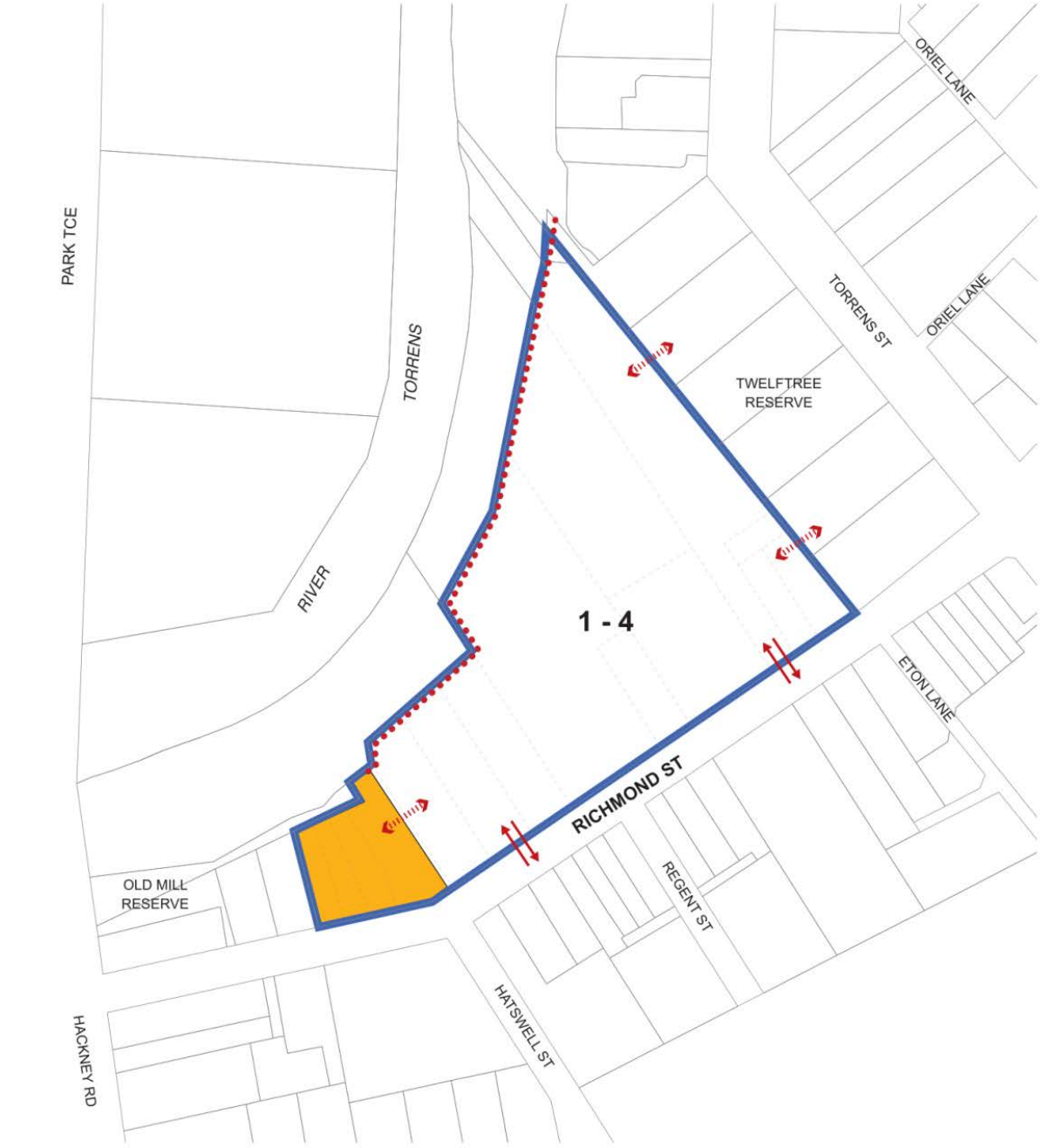
N

0 50 100 150 200 250 Metres

# Concept Plan 117
## NAROOMA

## Norwood Payneham St Peters

### Concept Plan 82: Hackney




1 - 4 Building Height Range (Maximum building height for 24-46 Richmond Street, Hackney is 4 storeys, except dwellings fronting Richmond Street, which should not exceed 1 storey and dwellings fronting Twelftree and Old Mill Reserves, which should not exceed 2 storeys)

Concept Plan Boundary

Existing Public Car Park

Indicative Pedestrian/Cycle Path to link with the existing Linear Park Pedestrian / Cycle Path

Indicative Future Pedestrian Link

Indicative Vehicle Access

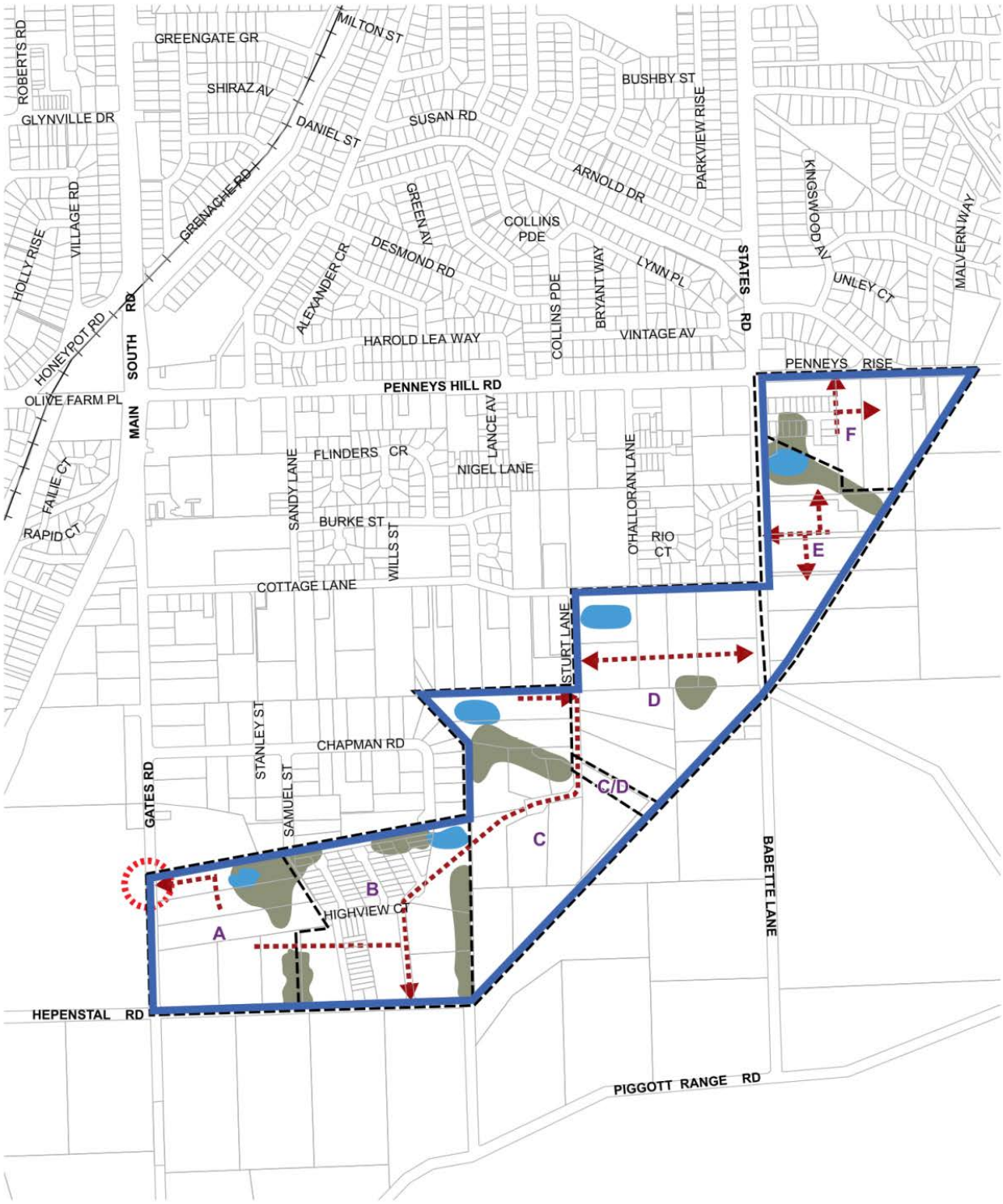
N

0 metres 25 50 75 100 125

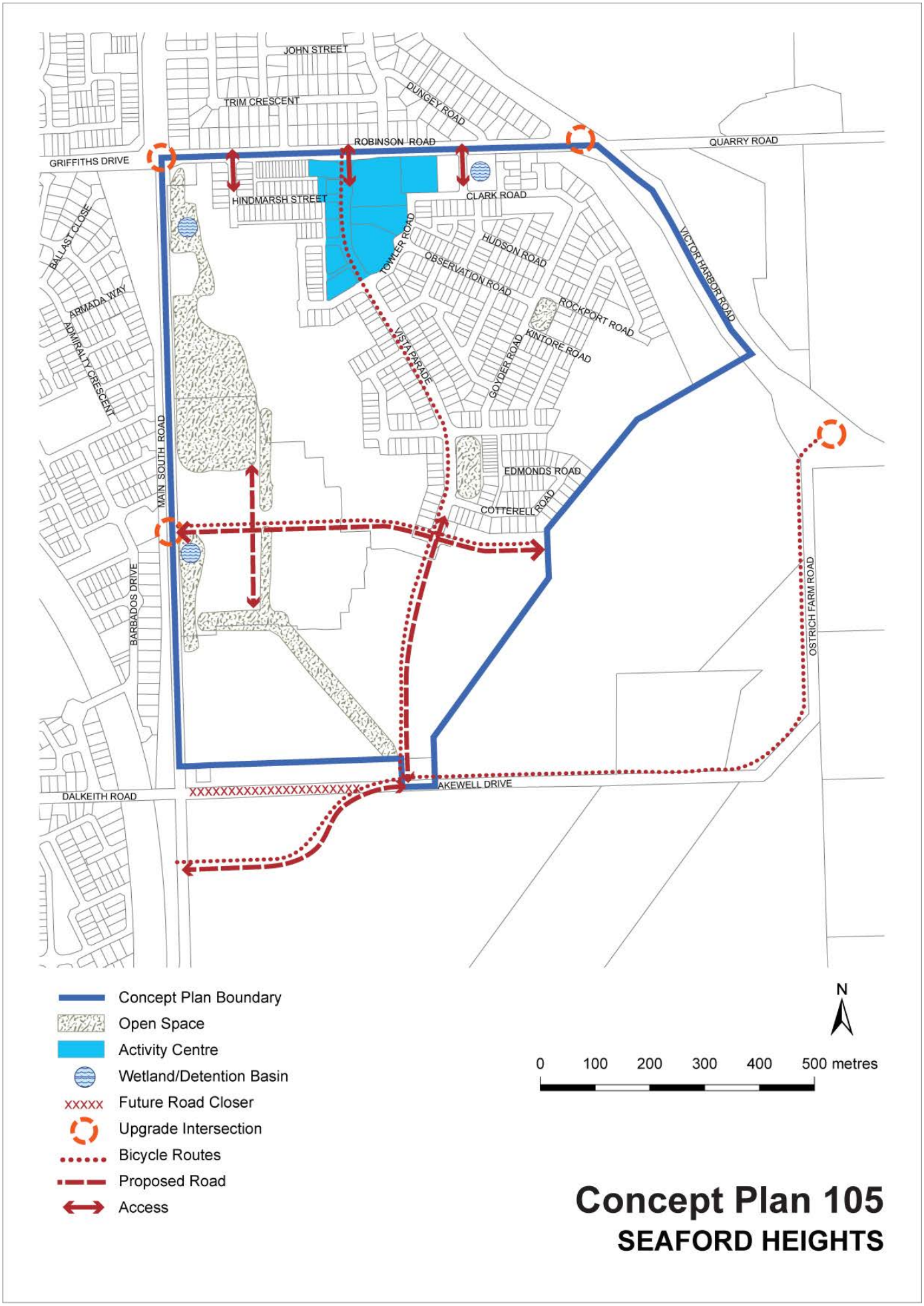
# Concept Plan 82
## HACKNEY

Onkaparinga

## Concept Plan 6 Hackham



## Concept Plan 105 Seaford Heights



## Concept Plan 104 Aldinga Beach




Concept Plan Boundary

E Education establishment

Detention basin

Interface Area

Wetlands

Vehicle access

Pedestrian access

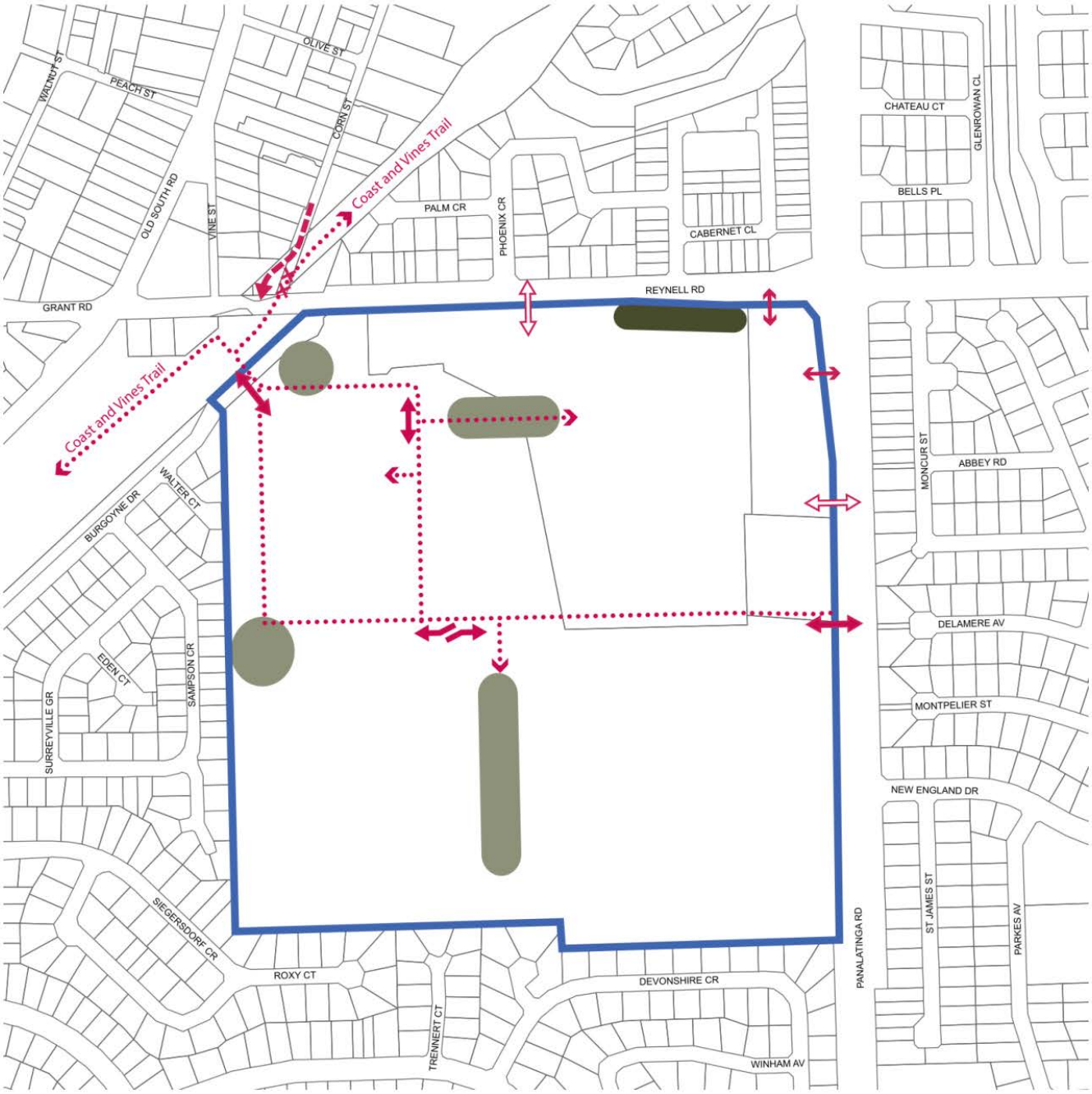
Road limited to emergency and maintenance vehicles

N

0 300 m

# Concept Plan 104
## ALDINGA BEACH

## Concept Plan 94 Old Reynella



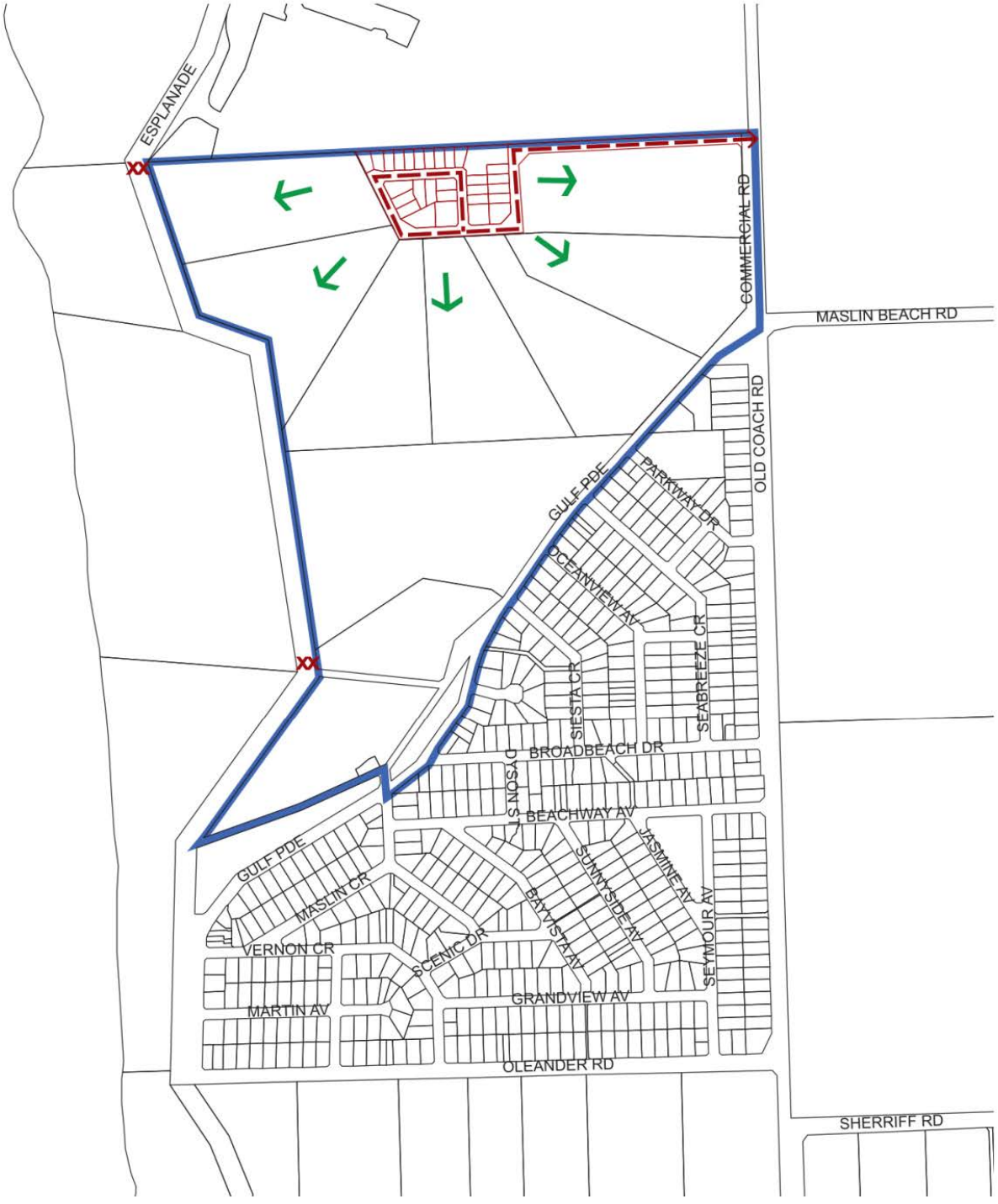

- Concept Plan Boundary
- Open Space
- Vines
- Pedestrian Movement
- Redirect part of Corn Street
- Primary Access / Egress
- Secondary Access / Egress
- Individual Site Access
- Road Closure
- Limited Connection for Residents Only

N

0 50 100 150 200 250 metres

# Concept Plan 94
## OLD REYNELLA

Concept Plan 96 Maslin Beach




Concept Plan Boundary

Proposed Land Division

Road Reserve to be closed

New Road Connection

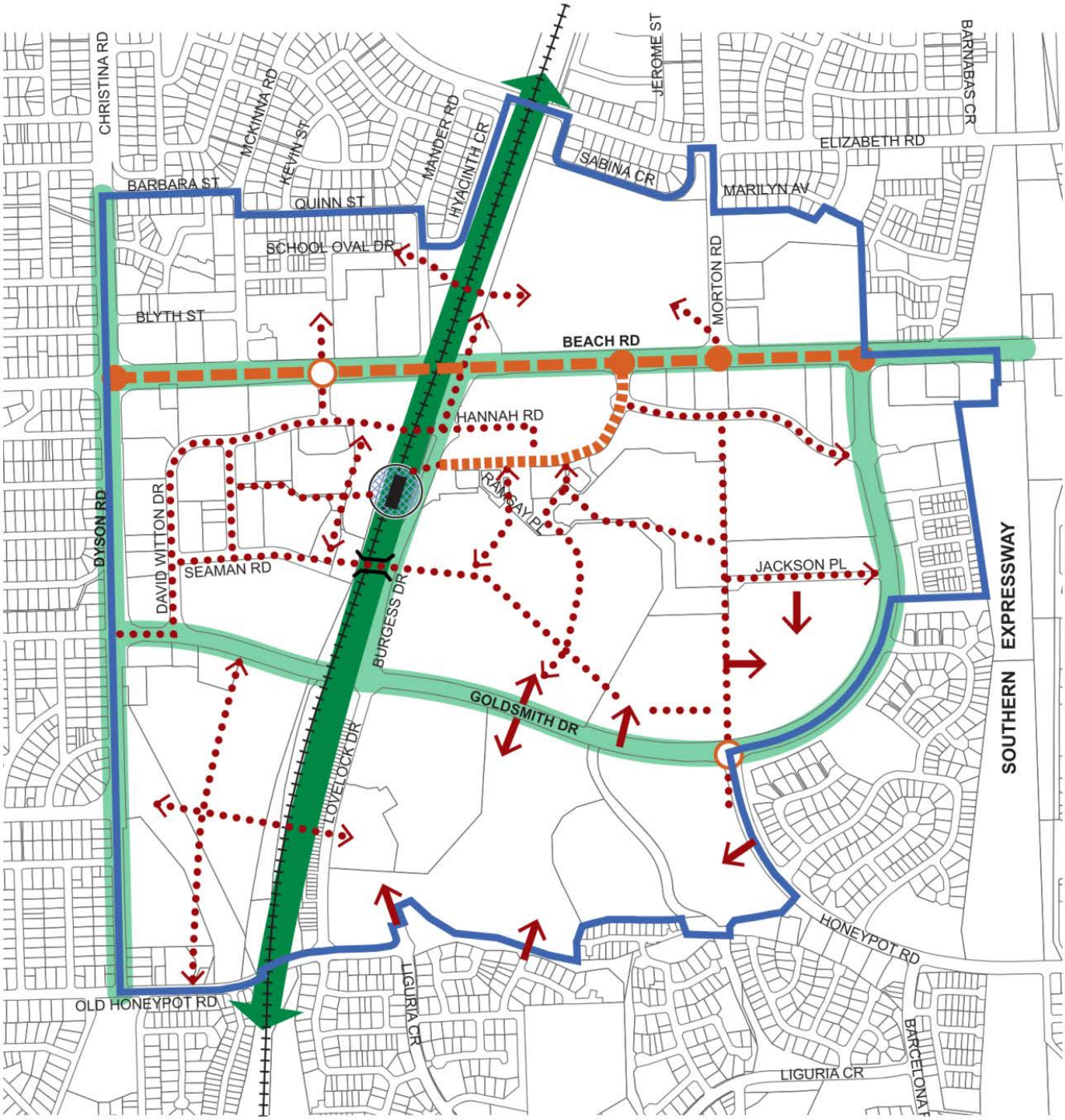
Dwelling Outlook

N

0metres 100 200 300 400 500

# Concept Plan 96
## MASLIN BEACH

## Concept Plan 93 Noarlunga Centre




- Concept Plan Boundary
- Streetscape Enhancement / Gateway
- "Greenway" (identified in 30 Year Plan)
- Beach Road Boulevard
- Bridge Over Rail
- Movement Network
- New Access
- Existing Traffic Signals
- Possible Signals/Intersection Upgrade
- Train Station and Plaza
- Future Main Street
- Railway

N

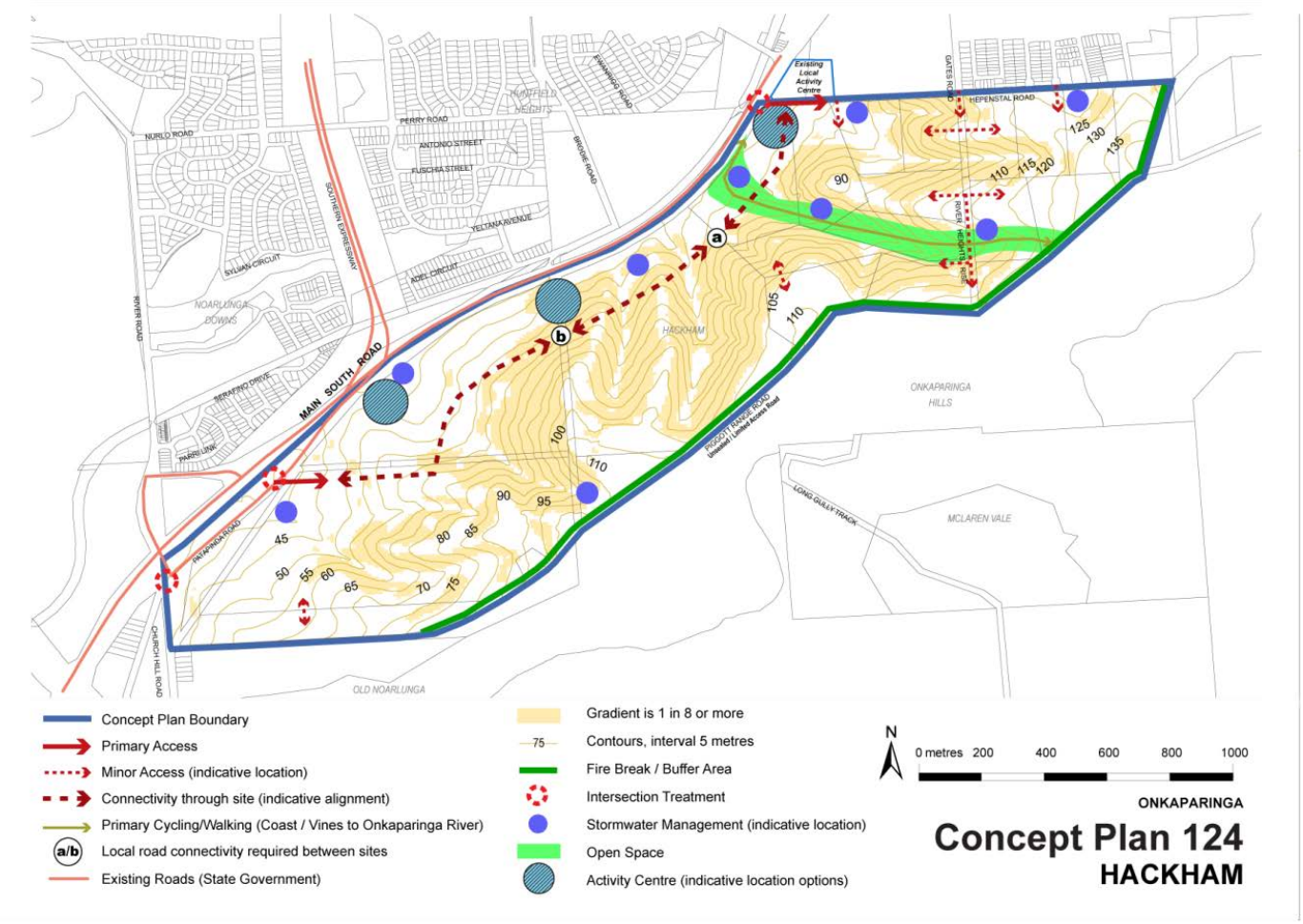
0m 100 200 300 400 500

# Concept Plan 93
## NOARLUNGA CENTRE

## Concept Plan 120 Aldinga



## Concept Plan 124 Hackham



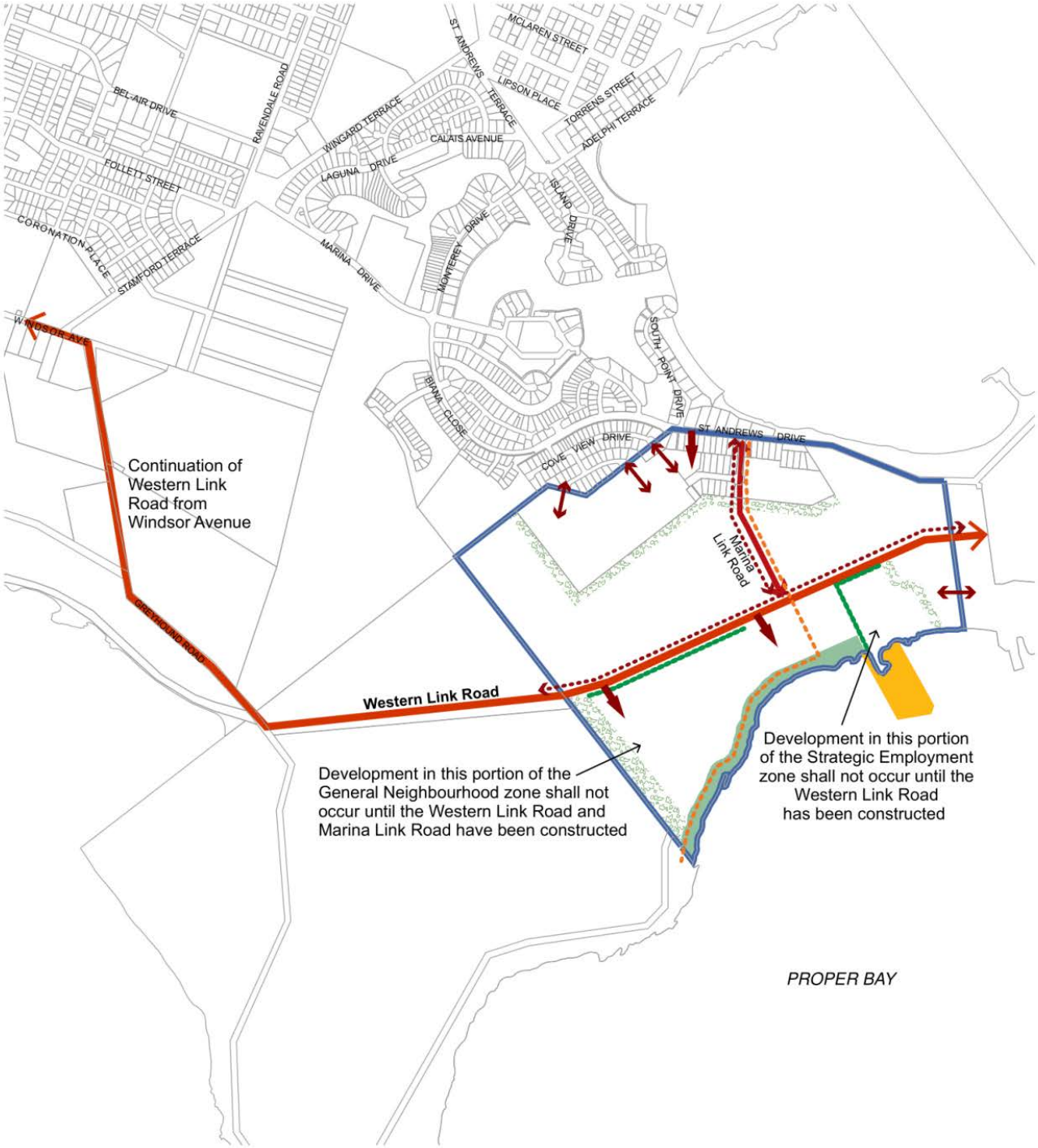
Concept Plan 129 O'Sullivan Beach




# Concept Plan 129
## O'SULLIVAN BEACH

## Port Lincoln

### Concept Plan 107 Proper Bay




- Concept Plan Boundary
- Wharf
- Coastal Reserve
- Buffer
- Primary Access
- Connection Road
- 10m Buffer (vegetation, mound)
- Shared use path
- Proposed Parnkalla Trail
- Proposed Western Link Road
- Proposed Marina Link Road

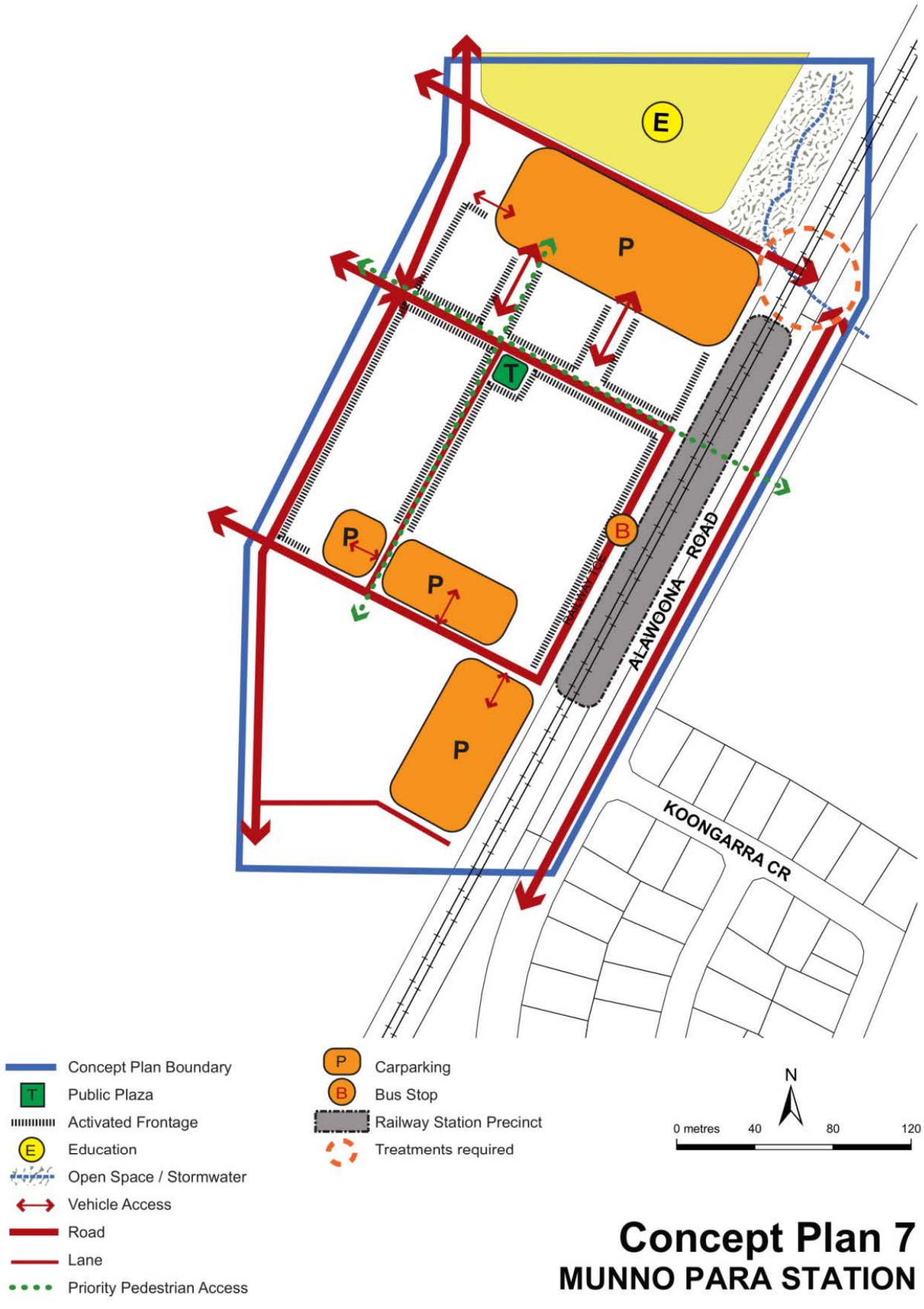
N

0 500m

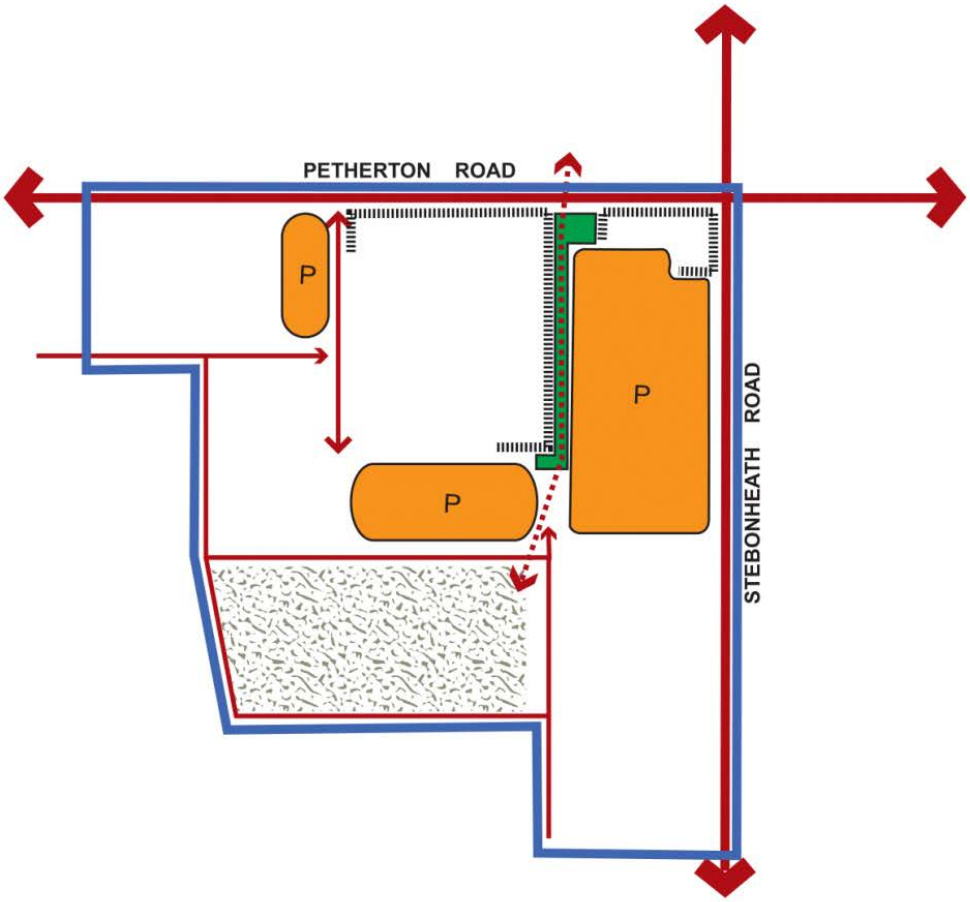
**Concept Plan 107**
**PROPER BAY**

Playford

Concept Plan 7 Munno Para Station



Concept Plan 8 Andrews Farm / Penfield



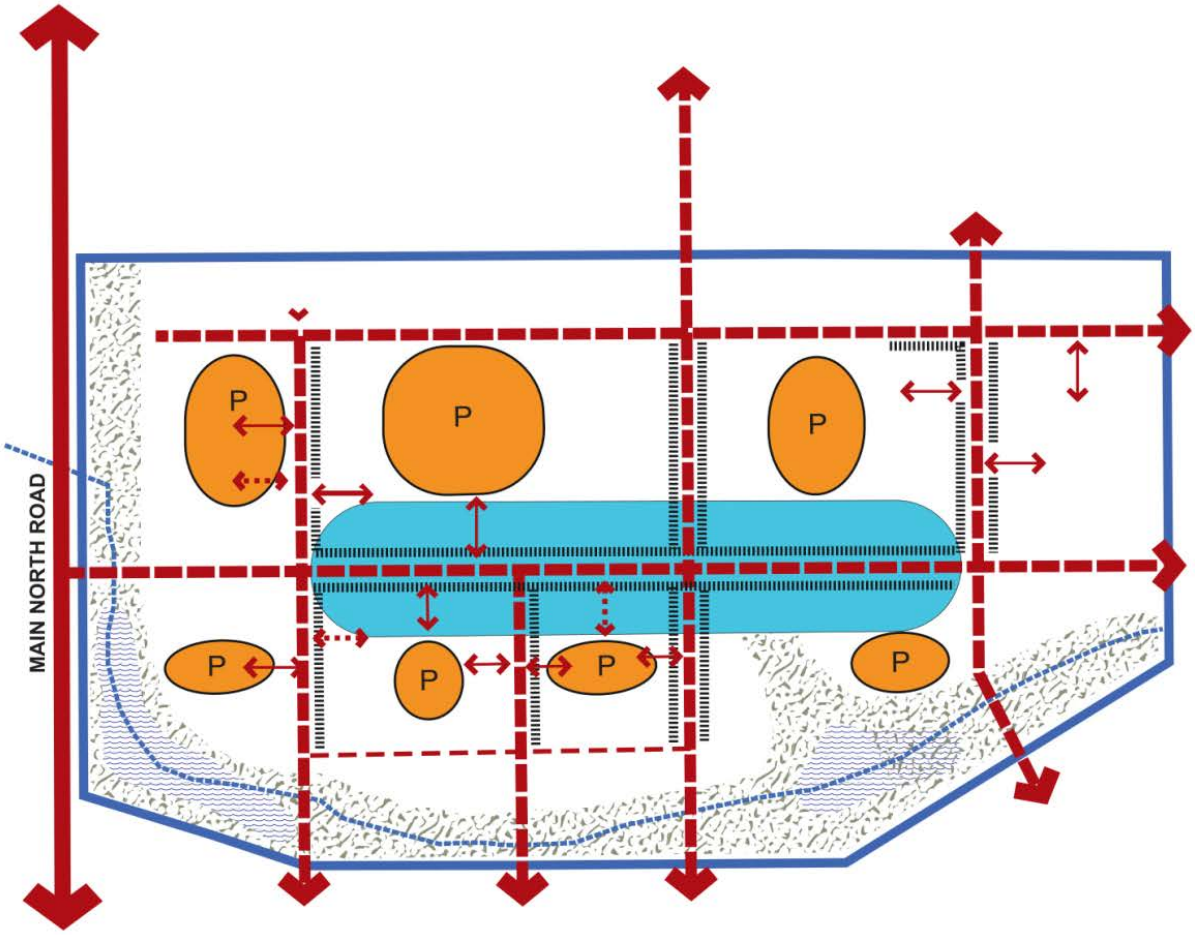

- Concept Plan Boundary
- Open Space
- Public Plaza
- Carparking
- Vehicle Access
- Priority Pedestrian Path
- Road
- Activated Frontage

N

0 125m

# Concept Plan 8
## ANDREWS FARM / PENFIELD

Concept Plan 9 Blakeview




Concept Plan Boundary

P Carparking

Activated Frontage

Main Street Retail

Open Space

Watercourse

Detention Basin / Wetland

Vehicle Access

Arterial Road

Proposed Road

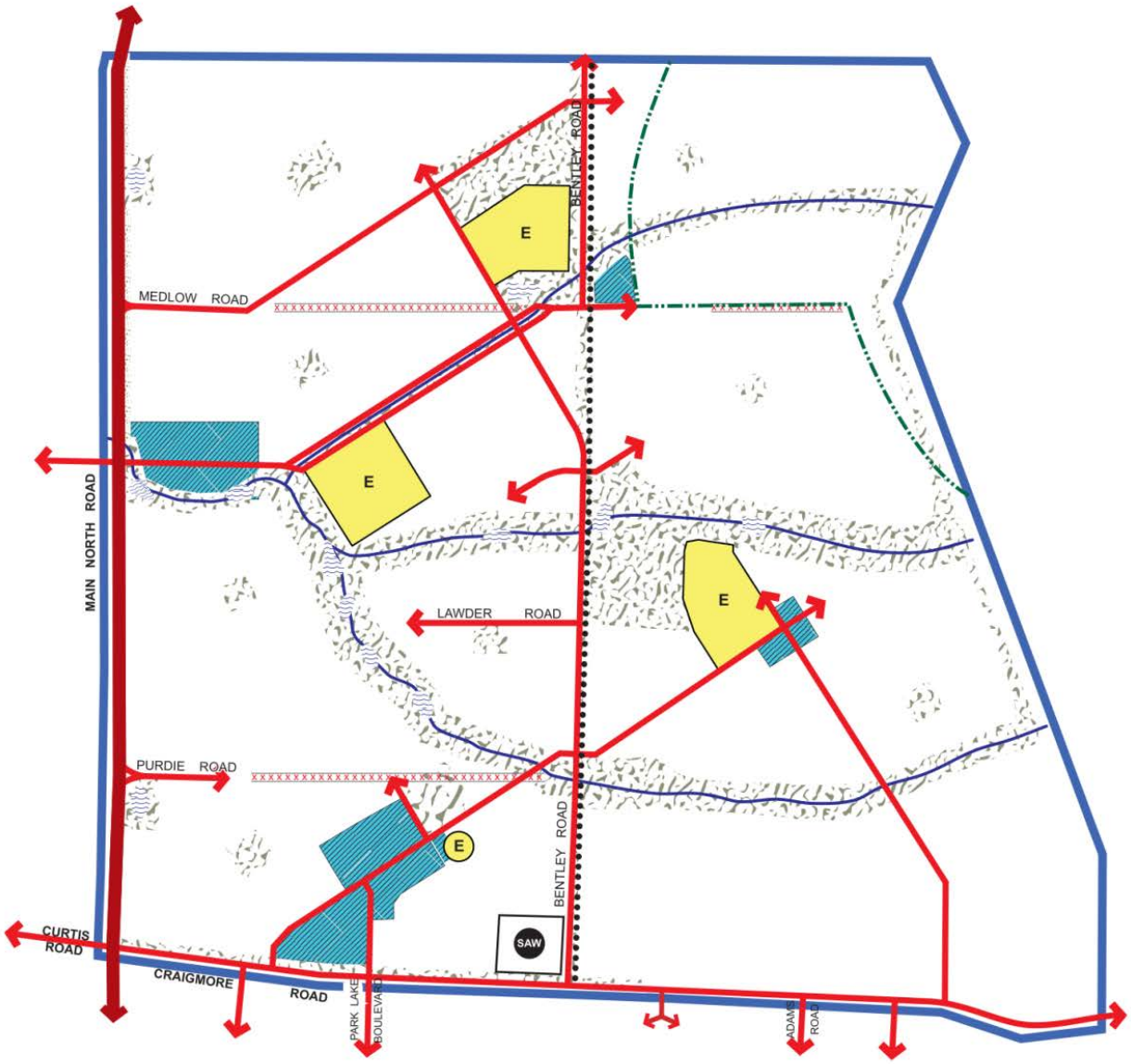
Proposed Lane

N

0 125m

# Concept Plan 9
## BLAKEVIEW

Concept Plan 10 Blakeview



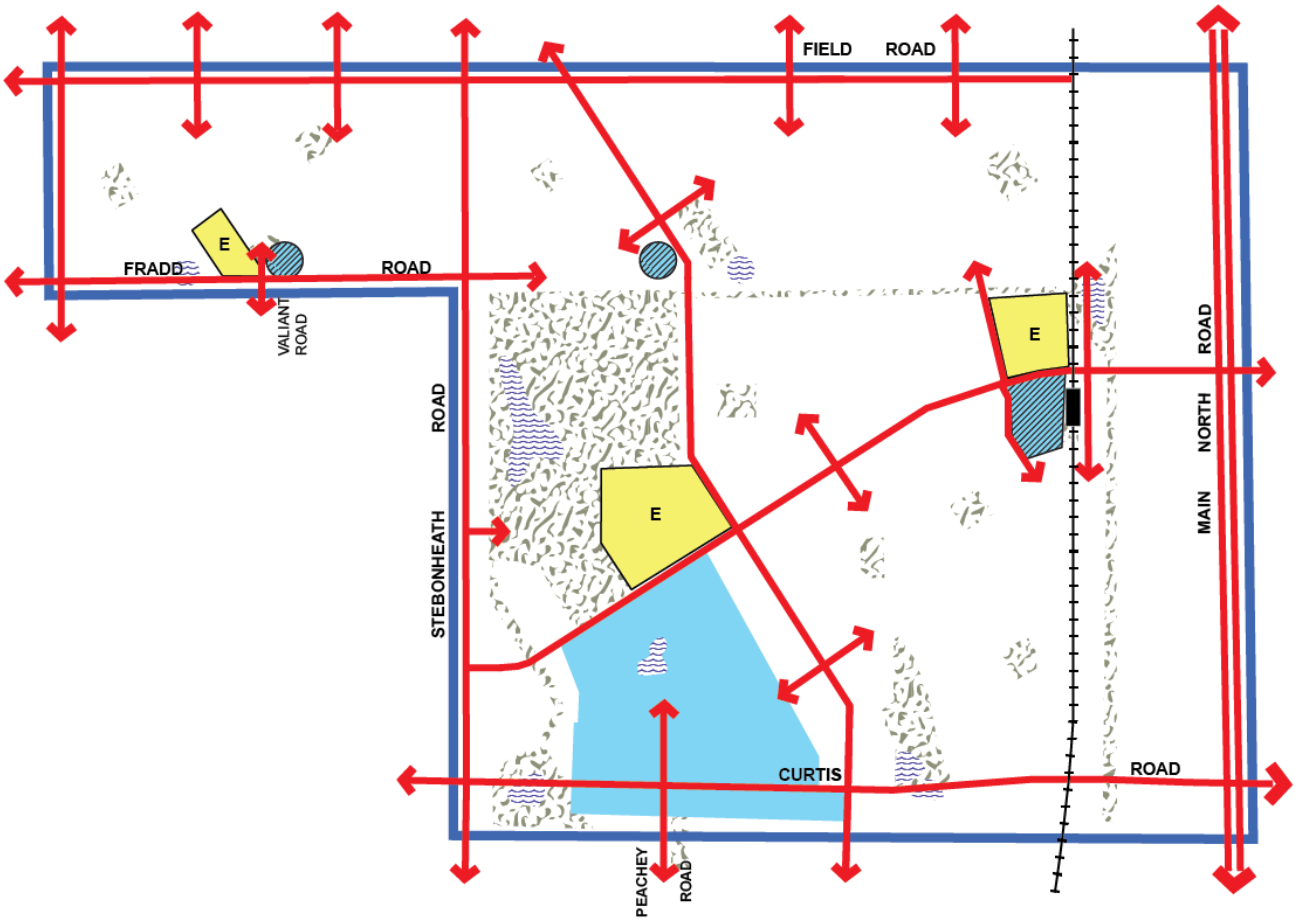

- Concept Plan Boundary
- Arterial Roads
- Collector Roads
- Suburban Activity Centres
- Education
- Proposed SA Water Tank Site
- Open Space
- Detention Basin / Wetland
- Watercourse
- Closed Road
- Barossa Trunk Main
- Medlow Road Land Fill 500/1000 metre Buffer

N

0 750m

# Concept Plan 10
## BLAKEVIEW

Concept Plan 11 Munno Para



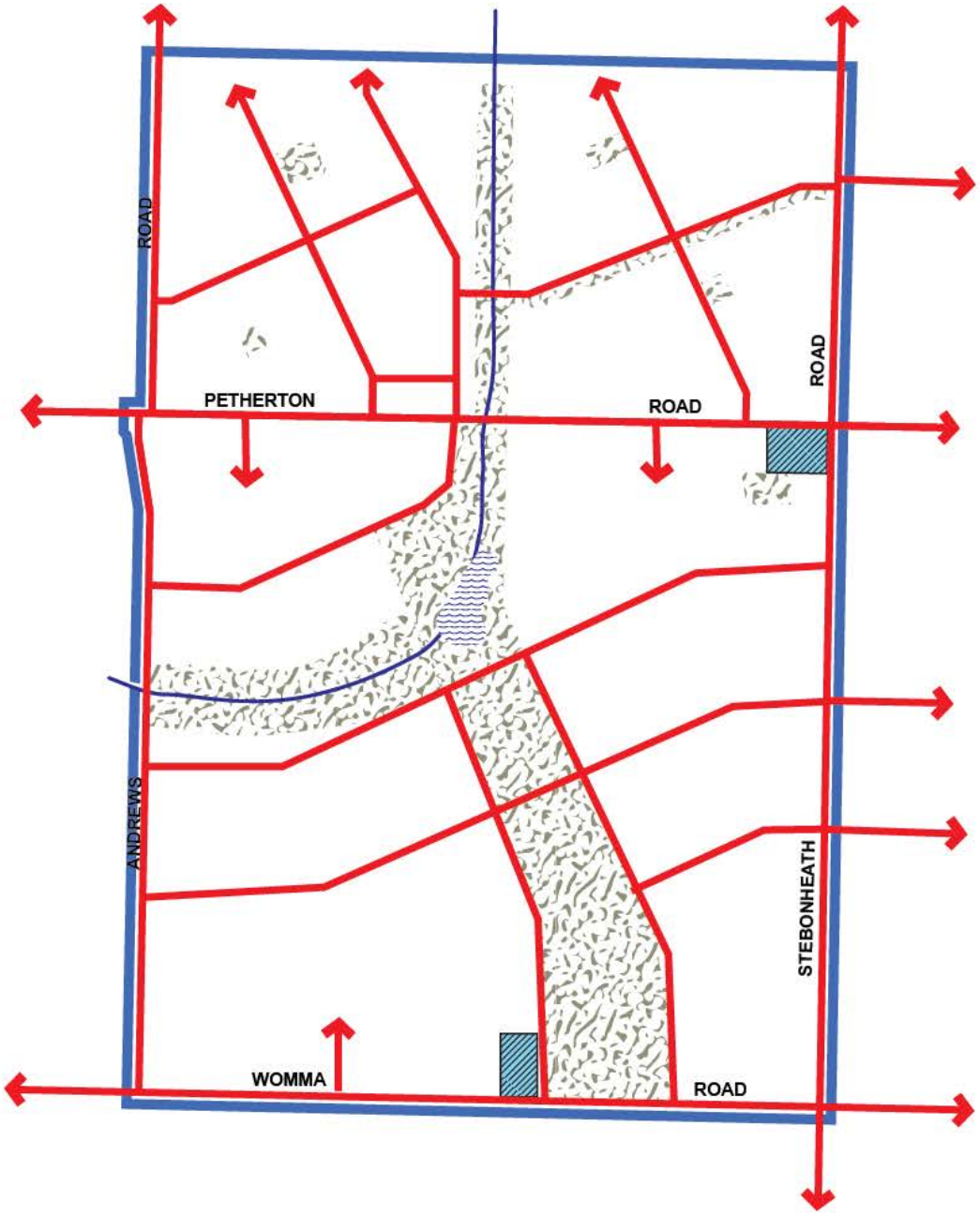

Concept Plan Boundary
Arterial Roads
Collector Roads
Suburban Activity Centre
Activity Centre
Education
Detention Basin / Wetland / Lake
Open Space
Railway Station
Railway

N

0 1km

# Concept Plan 11
## MUNNO PARA

## Concept Plan 12: Urban Growth Area




Concept Plan Boundary

Collector Roads

Activity Centre

Open Space

Lake

Watercourse

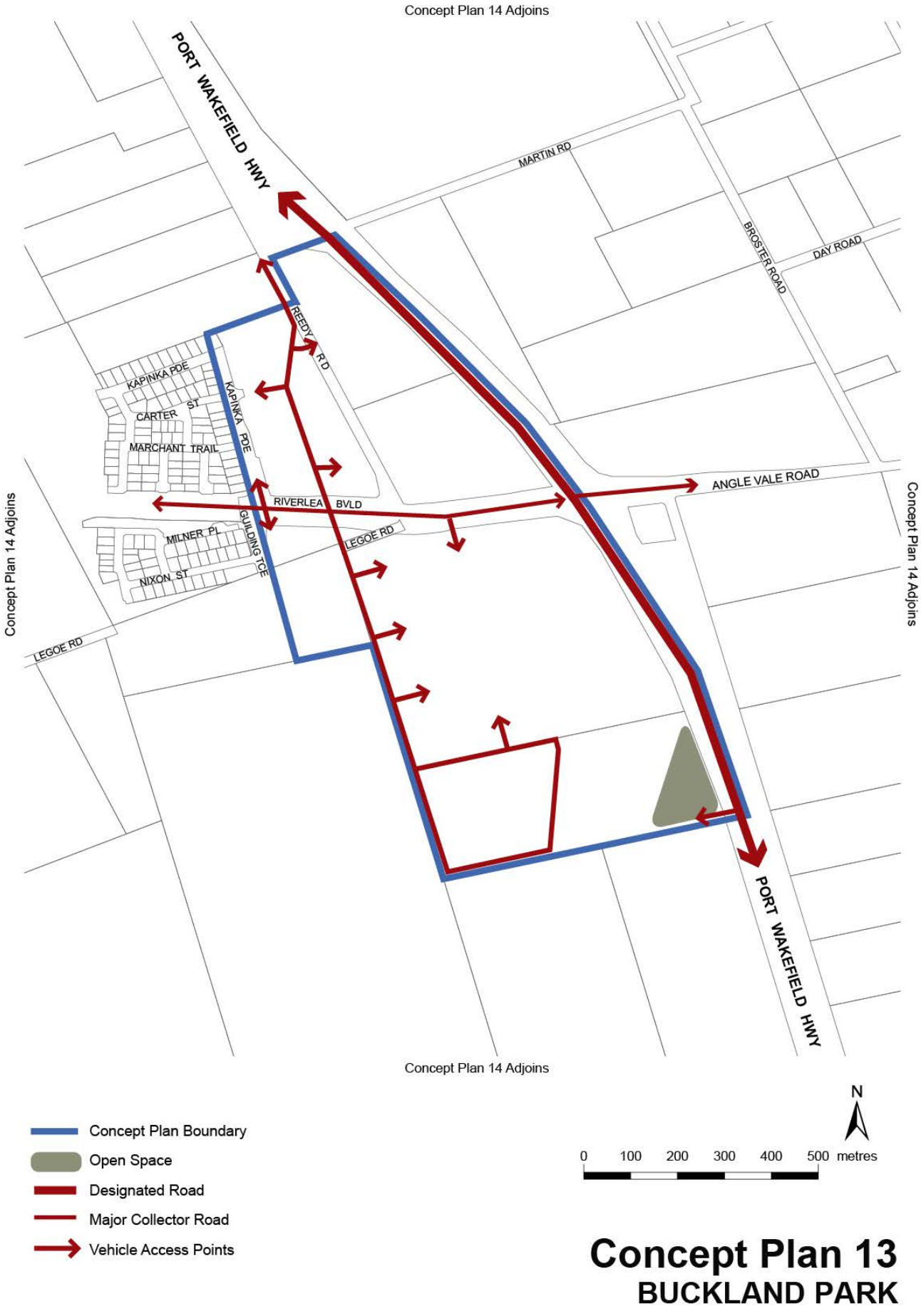
N

0 500m

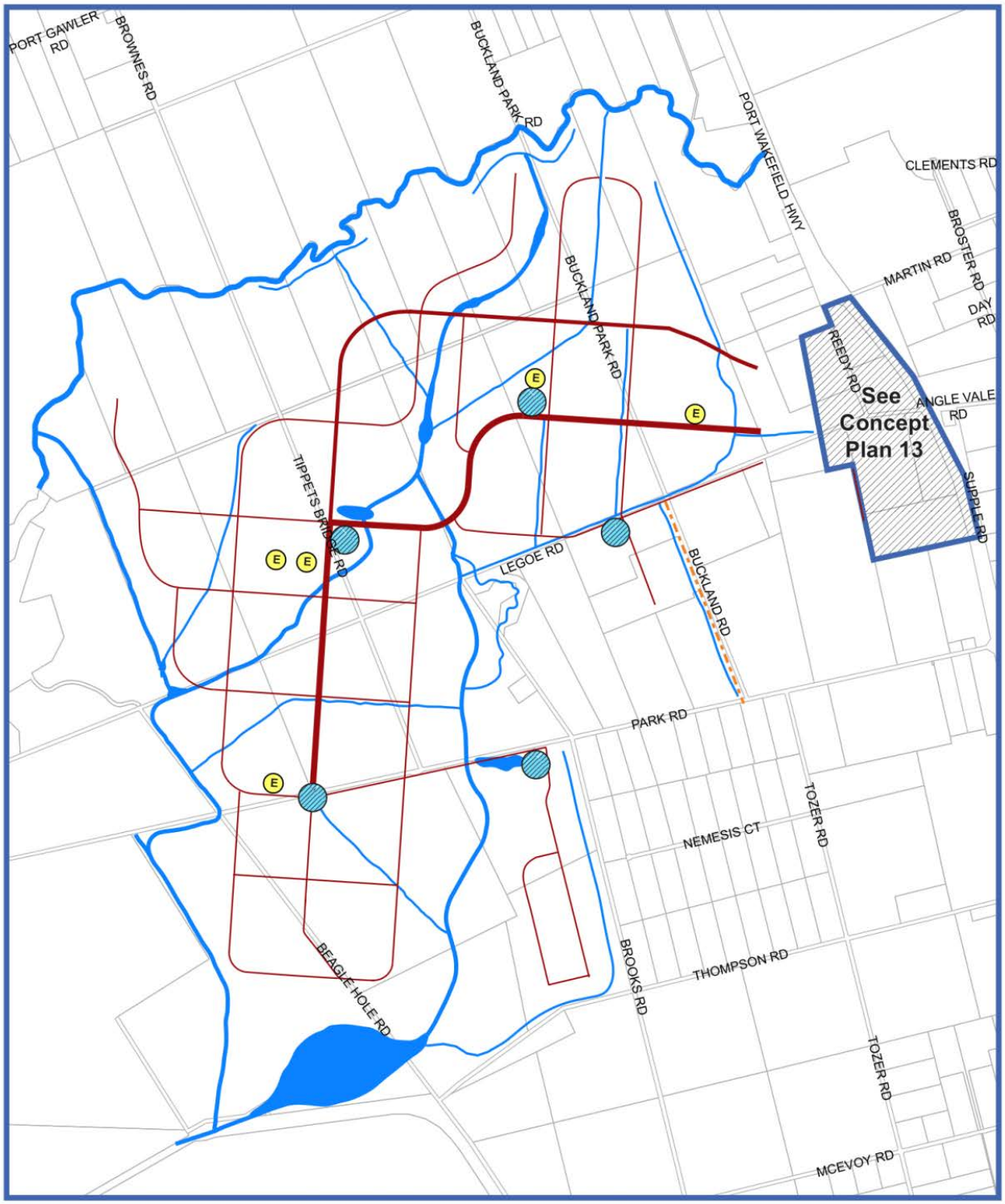
ANDREWS FARM / PENFIELD

# Concept Plan 12
## URBAN GROWTH AREA

## Concept Plan 13 Buckland Park



## Concept Plan 14 Buckland Park



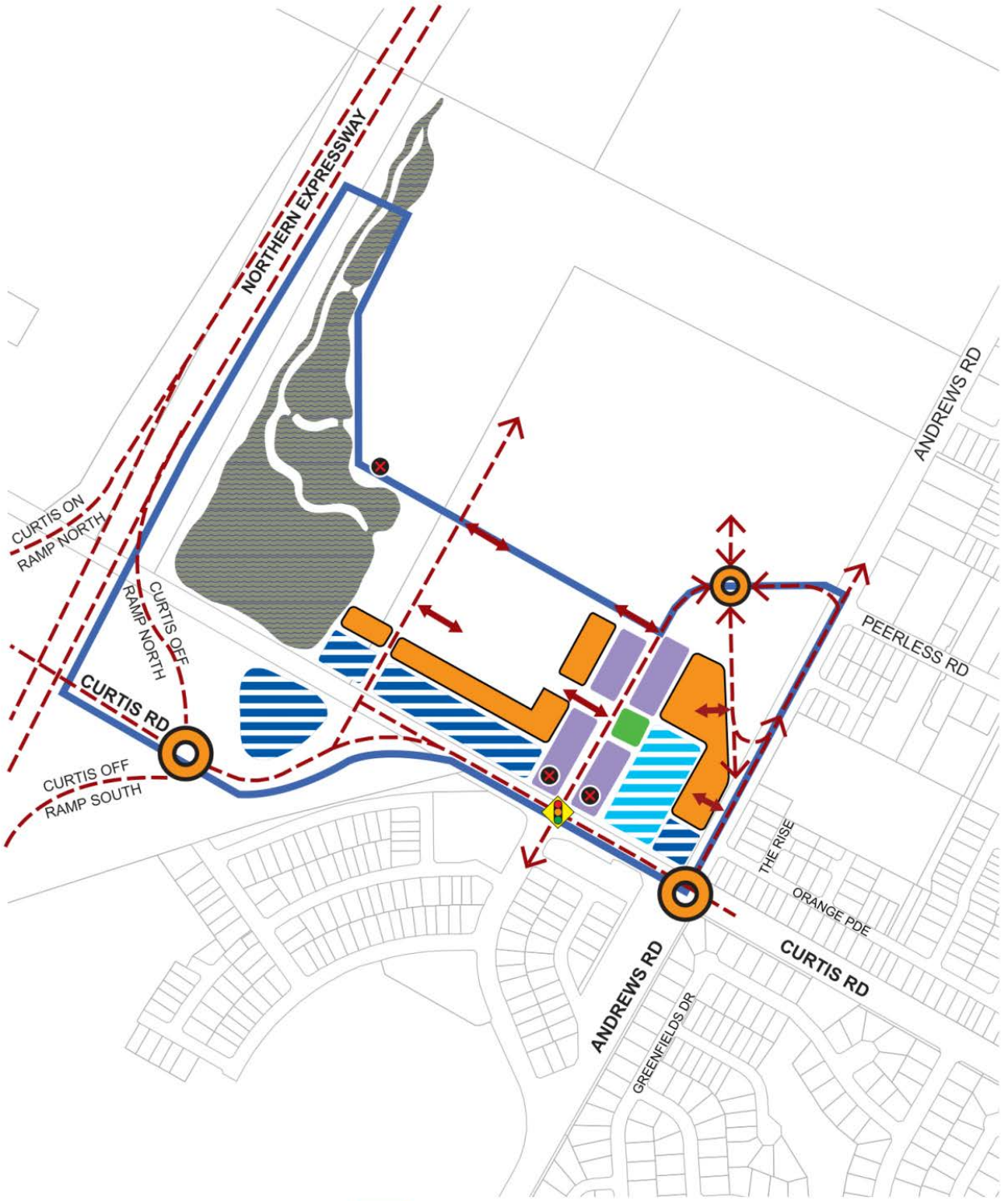

Concept Plan Boundary
Suburban Activity Centres
School
Floodways
Major Collector Road
Collector Road
Major Local Road
Emergency Vehicle Access Route

N

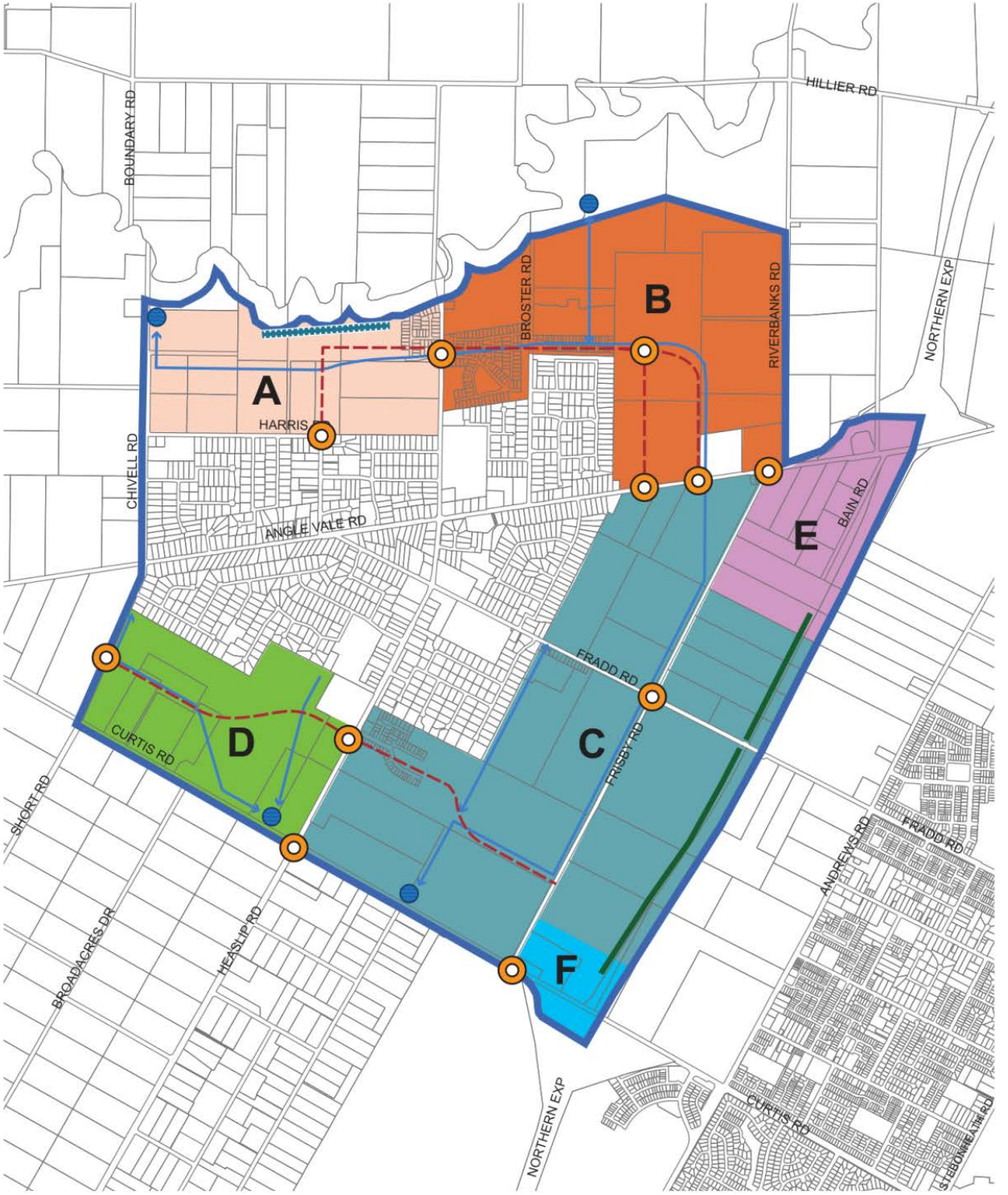
0 450 900 1350 metres

# Concept Plan 14
## BUCKLAND PARK

Concept Plan 15 Munno Para West



## Concept Plan 16 Angle Vale Infrastructure

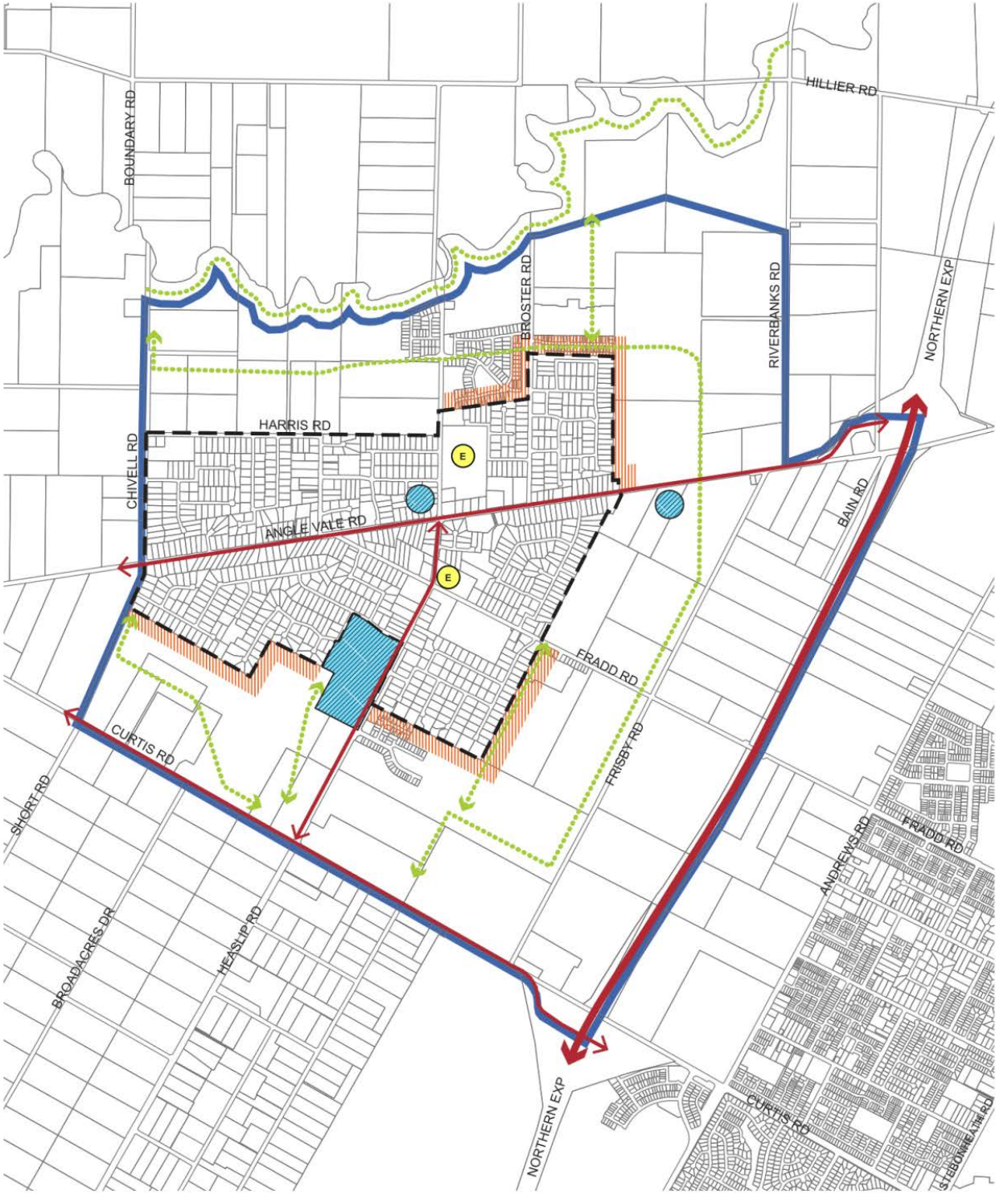



Concept Plan Boundary
Area not covered by Infrastructure Precinct
A Infrastructure Precincts
Intersection Treatment
Stormwater Flow
Stormwater Detention Basin/Wetland
New Connector/Link Road
Levee
Noise Barrier

N
0 410 820 1230 metres

# Concept Plan 16
## ANGLE VALE INFRASTRUCTURE

## Concept Plan 17 Angle Vale

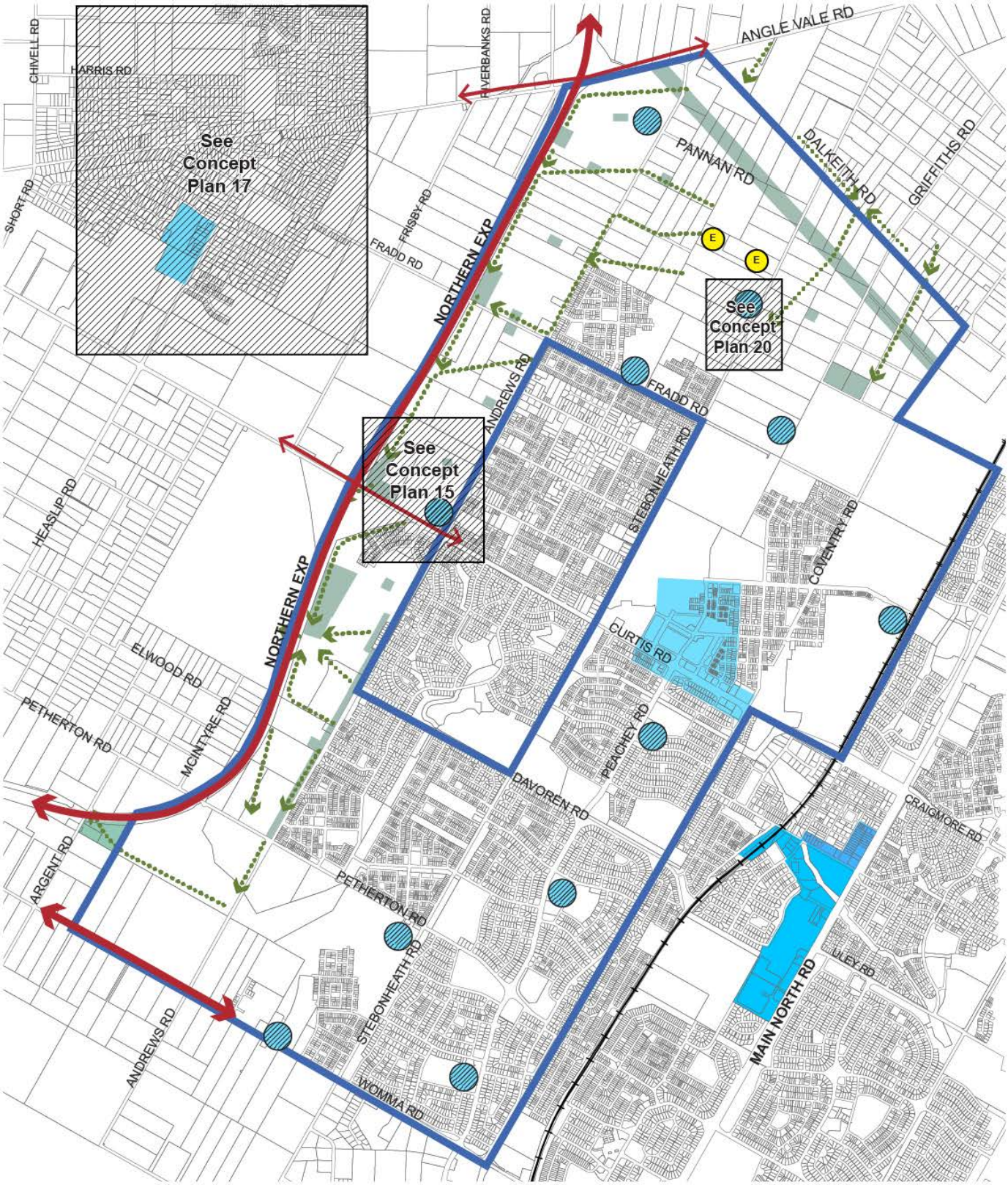



Concept Plan Boundary
Existing Town Area
Suburban Activity Centres
School
Major traffic and/or freight route
Arterial Roads
Greenways
Area of larger residential allotments at the interface with existing built up areas.

N
0 410 820 1230 metres

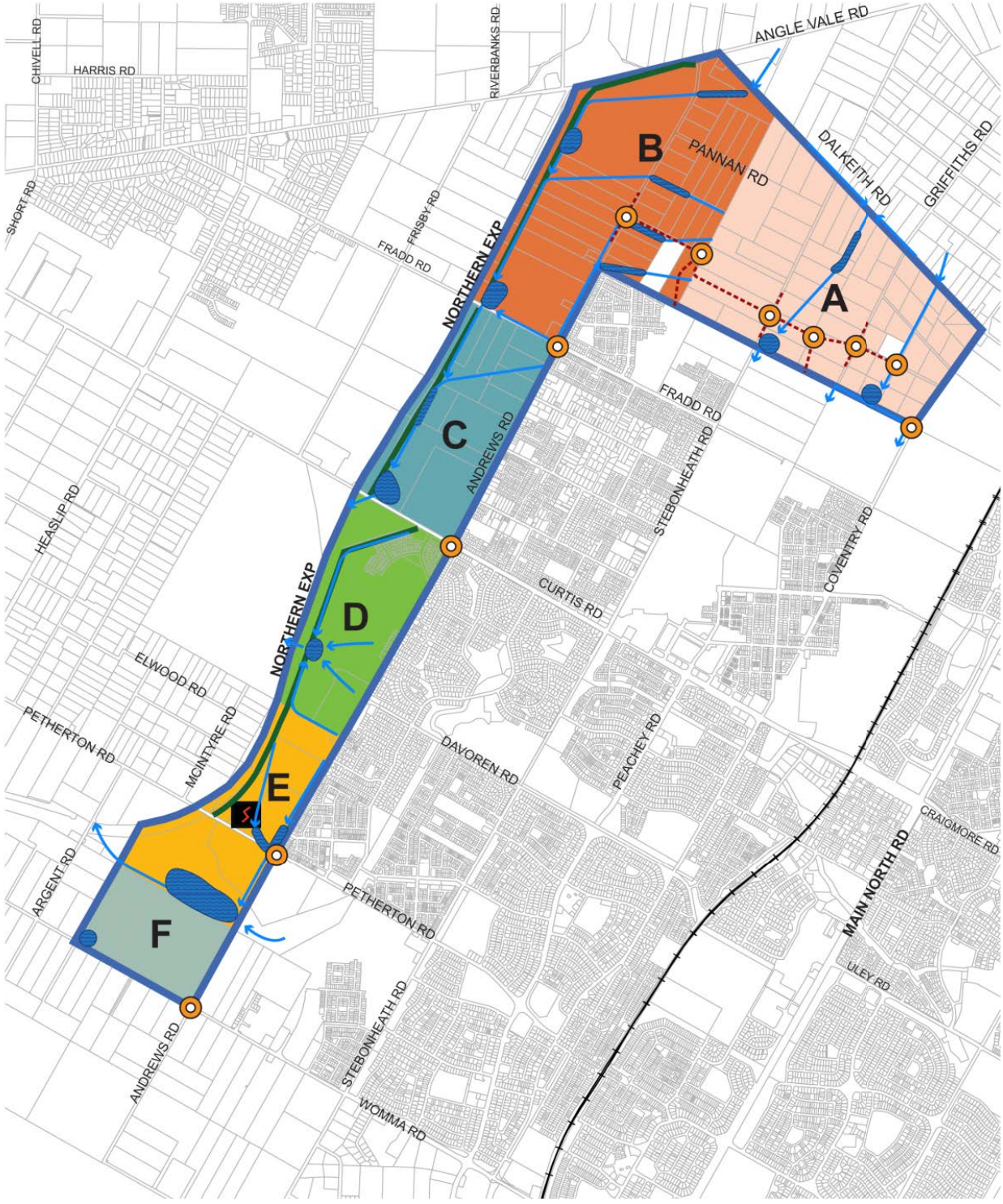
# Concept Plan 17
## ANGLE VALE

## Concept Plan 18 Playford North

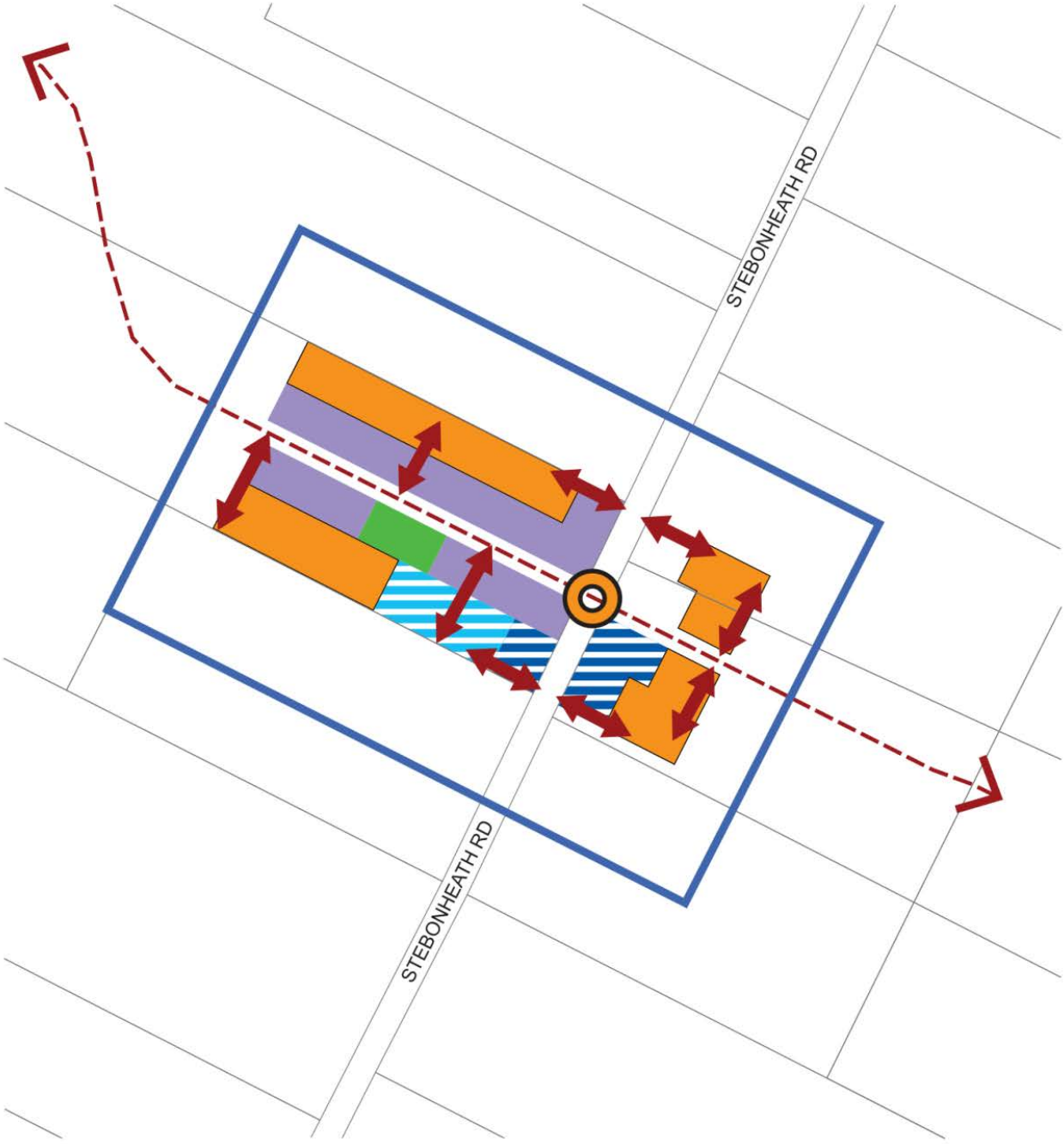



# Concept Plan 18
## PLAYFORD NORTH

## Concept Plan 19 Playford North Infrastructure



Concept Plan 20 Munno Para Downs




Concept Plan Boundary
Main Street Retail
Super Market
Retail/Commercial
Town Square
Car Parking
Intersection treatment
Roads
Vehicle Access

N

0 50 100 150 200 250 metres

# Concept Plan 20
## MUNNO PARA DOWNS

## Concept Plan 21 Virginia



## Concept Plan 22 Virginia Infrastructure




- Concept Plan Boundary
- Area not covered by Infrastructure Precinct
- C — Infrastructure Precincts
- C1 — Sub Precinct
- Intersection Treatment
- Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Noise Barrier

N

0 metres 410 820 1230

# Concept Plan 22
## VIRGINIA INFRASTRUCTURE

## Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints




No light above the horizontal is permitted

Runways

Dept of Defence Property

**EXTRANEOUS LIGHTING (CASA) LEGEND**

Restrictions on the amount of upward light emitted to comply with the criteria outlined in paragraphs 703b, 704b and 705b of Part 5, Chapter 7 of Australian Defence Force Publication 602 (ADFP 602)

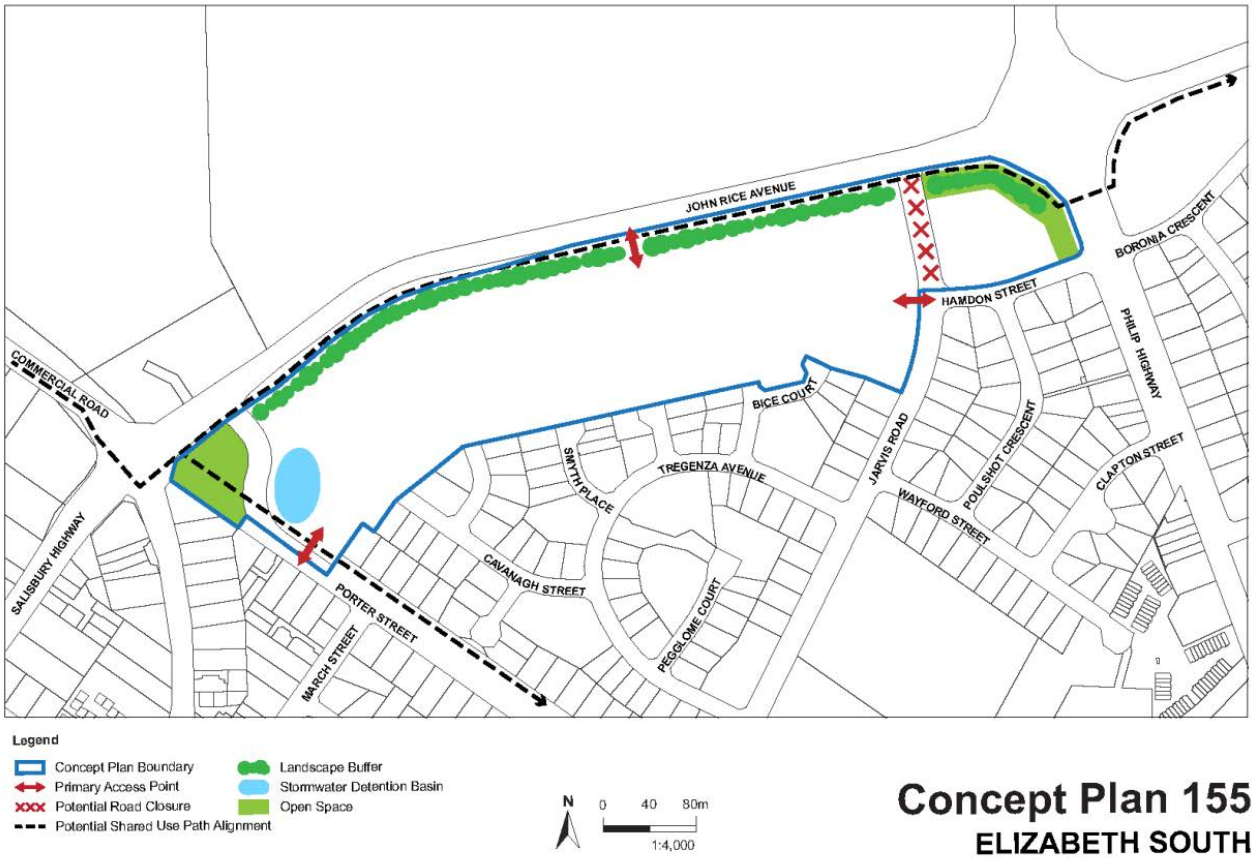
- A Zone A 0 candelas
- B Zone B 50 candelas
- C Zone C 150 candelas
- D Zone D 450 candelas

Controlled Light Installation Area (6km buffer from runways)

Maximum intensity of light source measured at 3 degrees above the horizontal

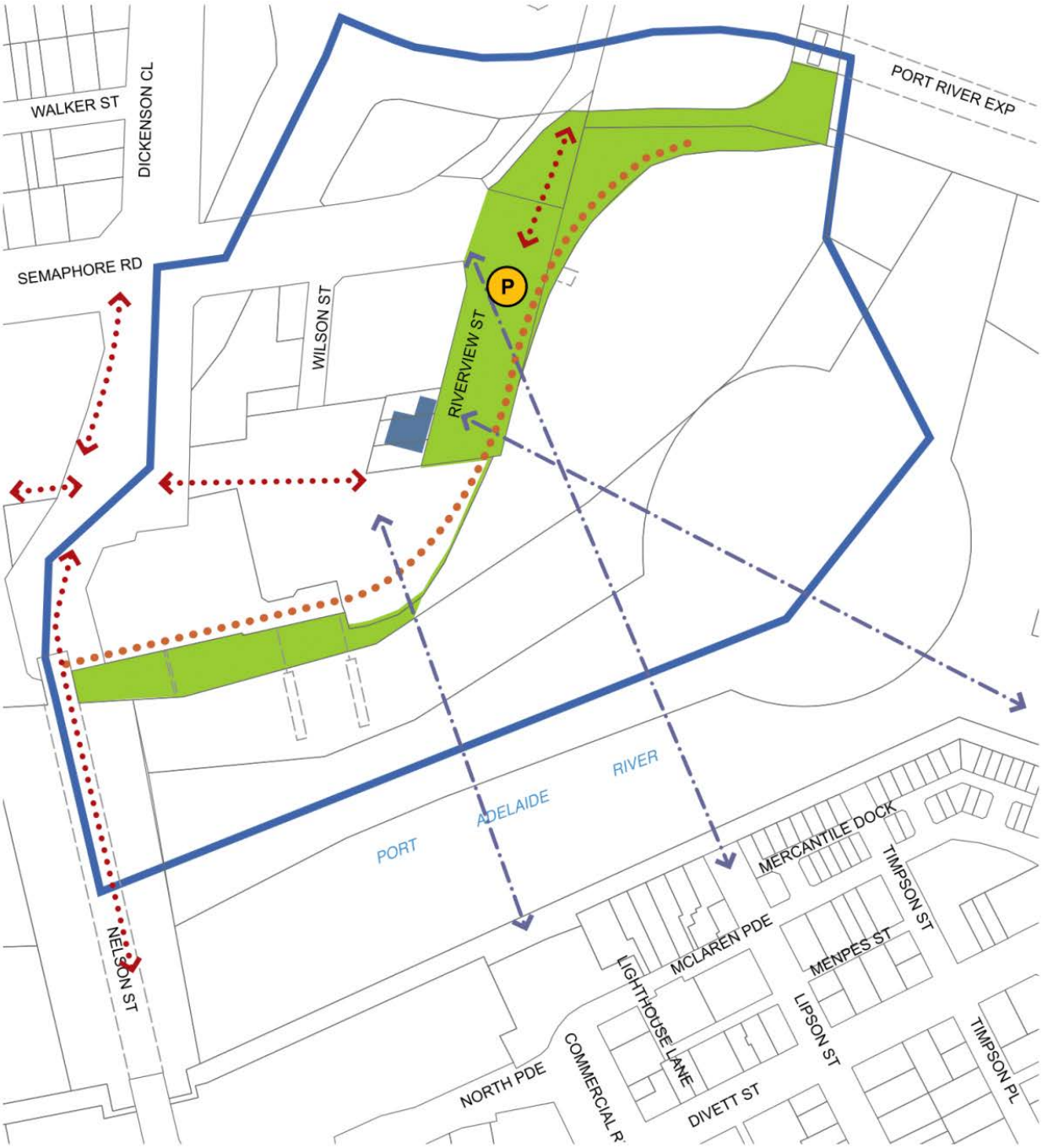
# Concept Plan 81
## EDINBURGH DEFENCE AIRFIELD LIGHTING CONSTRAINTS

## Concept Plan 155 Elizabeth South



Port Adelaide Enfield

Concept Plan 51 Cruickshank's Corner




Concept Plan Boundary
Local Heritage Place
Public Open Space
Public Promenade (Inner Harbour Ring Route)
P Public Carparking
View Corridor
Pedestrian/Cycle Link

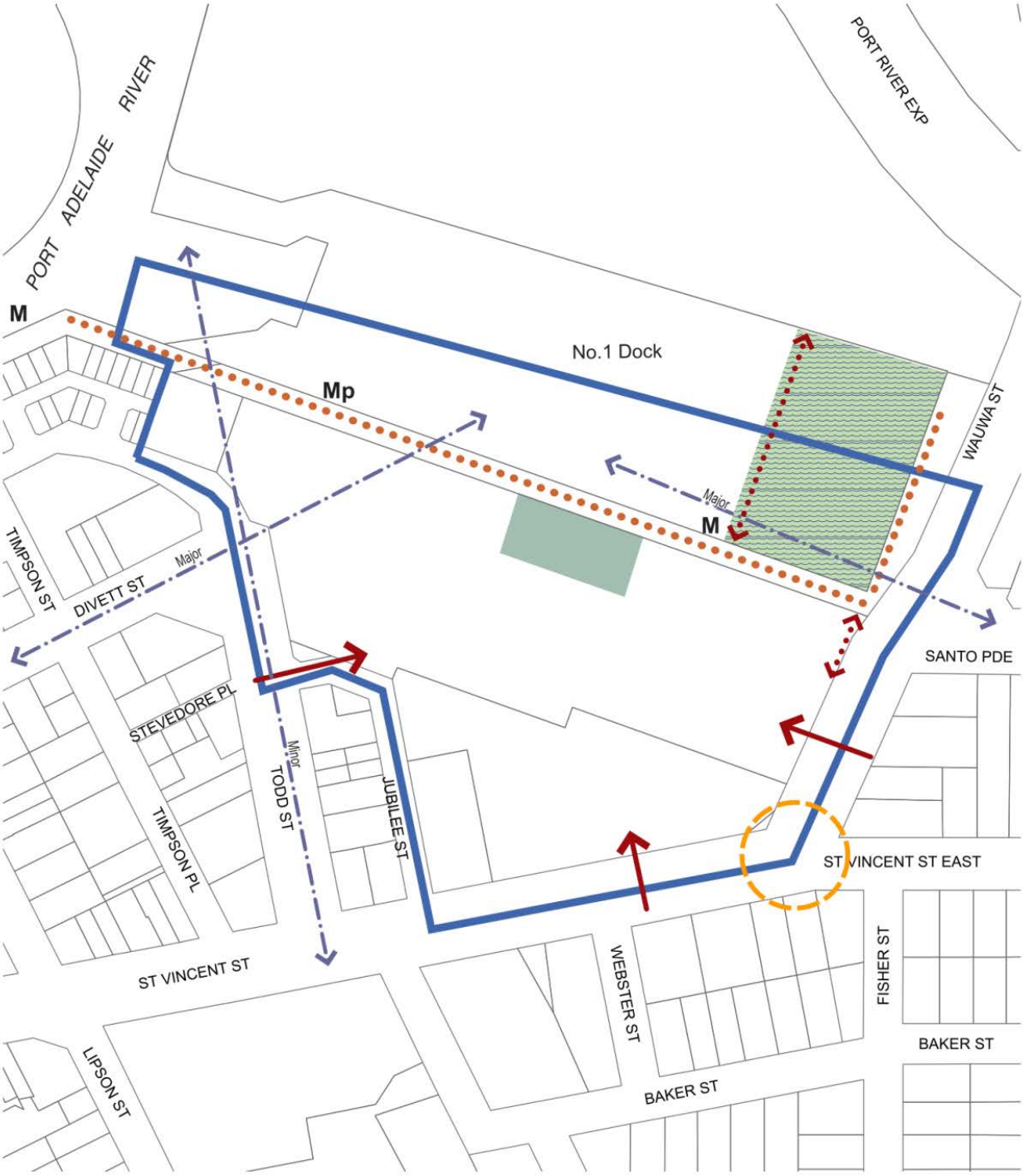
N

1:3,000

0 30 60 90 120 150 Metres

# Concept Plan 51
## CRUICKSHANK'S CORNER

Concept Plan 52 Dock One




Concept Plan Boundary
Public Reserve
Mp Marina with public access
M Marina (private use)
Public Promenade (Inner Harbour Ring Route)
Pedestrian/Cycle Link
Road Linkages
Over Water Development
Potential Future Upgrade of Intersection
View Corridor

N

0 25 50 75 100 125 Metres

# Concept Plan 52
## DOCK ONE

Concept Plan 53 East End




Concept Plan Bounday

Pedestrian/Cycle Link

Railway

Potential Light Rail (subject to further investigation)

Public Parking

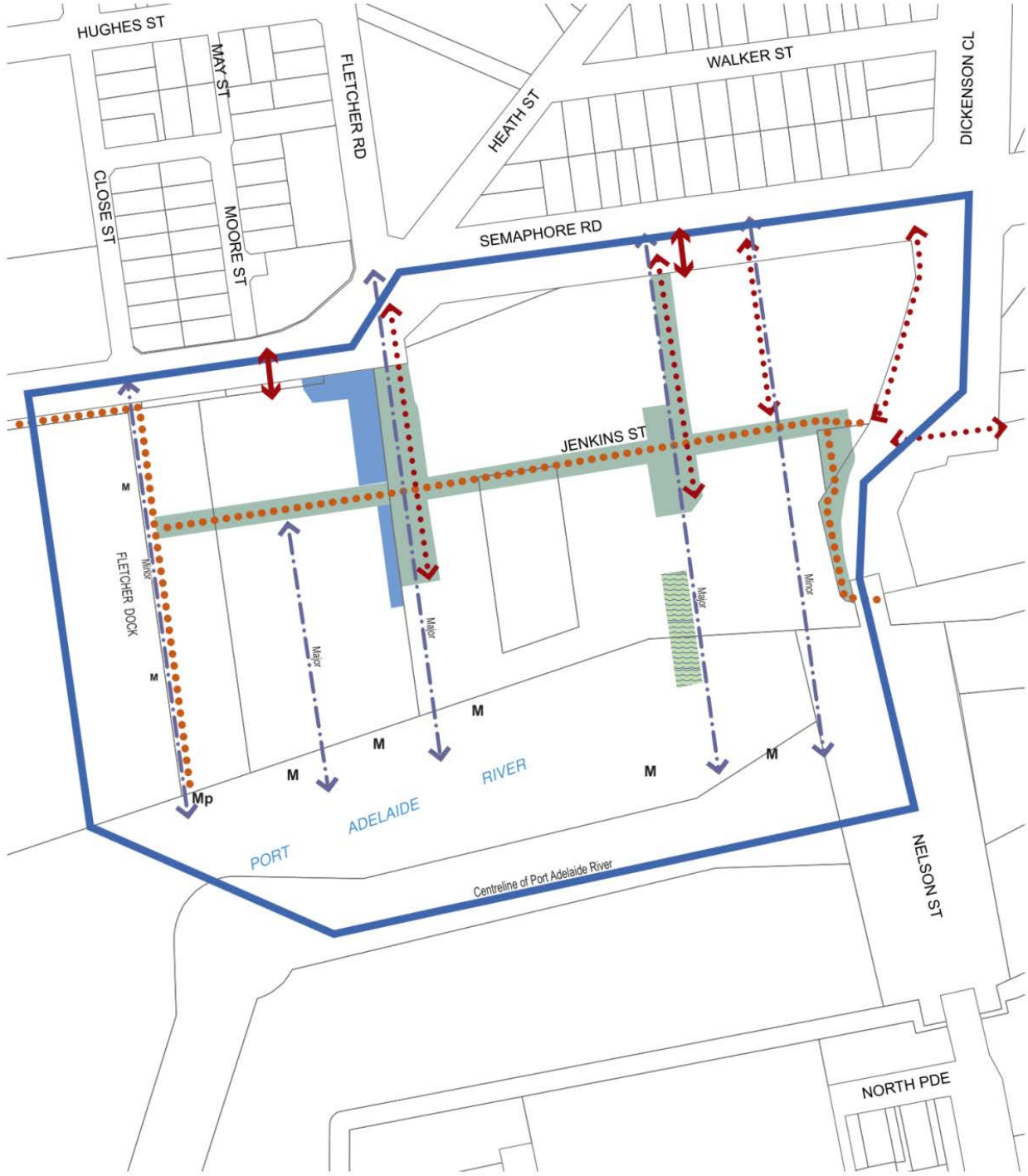
View Corridor

N

0 30 60 90 120 150 Metres

# Concept Plan 53
## EAST END

Concept Plan 54 Fletchers Slip



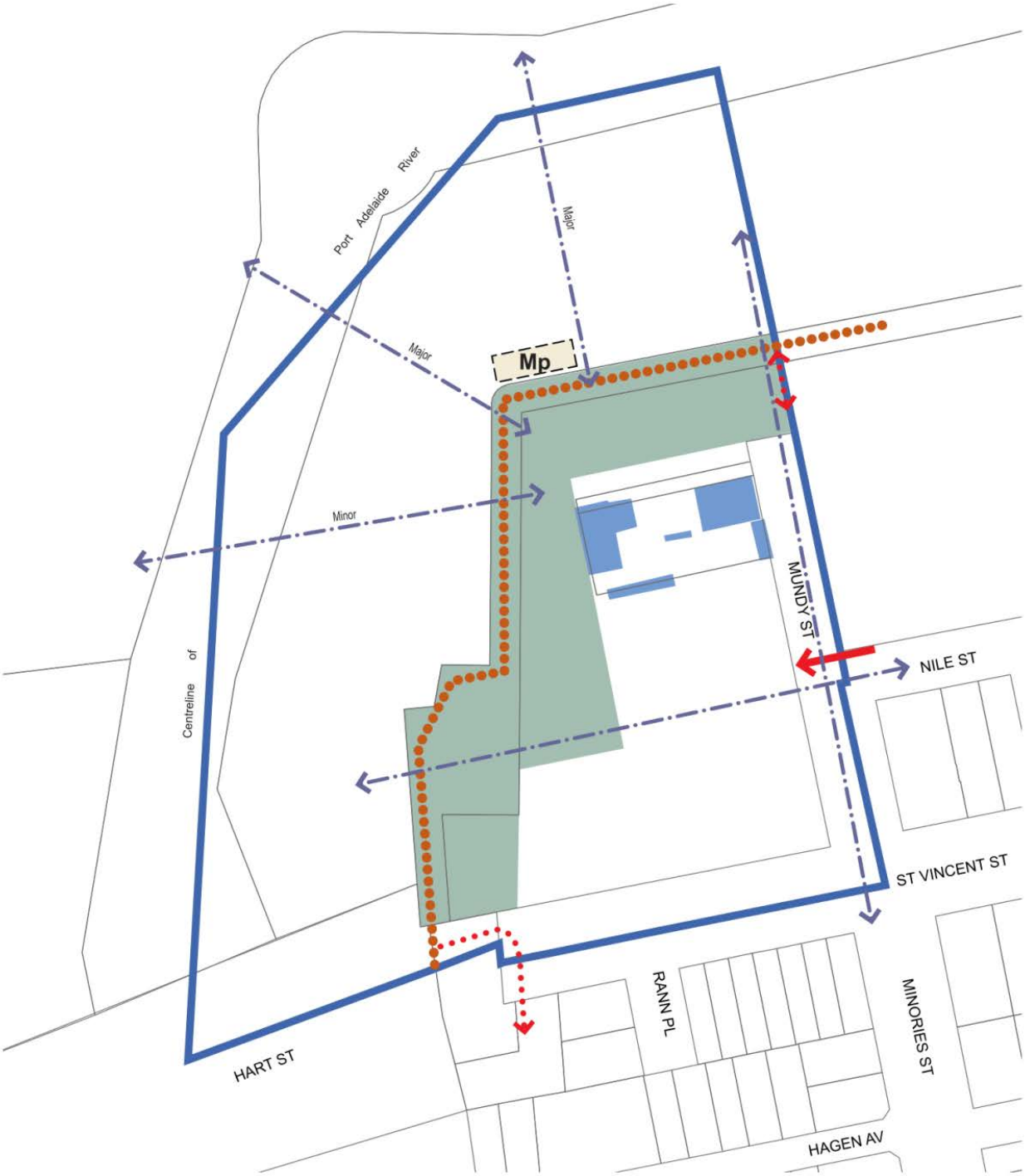

Concept Plan Boundary
Public Promenade (Inner Harbour Ring Route)
Mp Marina with public access
M Marina (private use)
Pedestrian/Cycle Link
Potential Road Linkages
View Corridor
Heritage Places
Public Reserve
Over Water Development

N

0 30 60 90 120 150 Metres

# Concept Plan 54
## FLETCHERS SLIP

Concept Plan 55 Hart's Mill



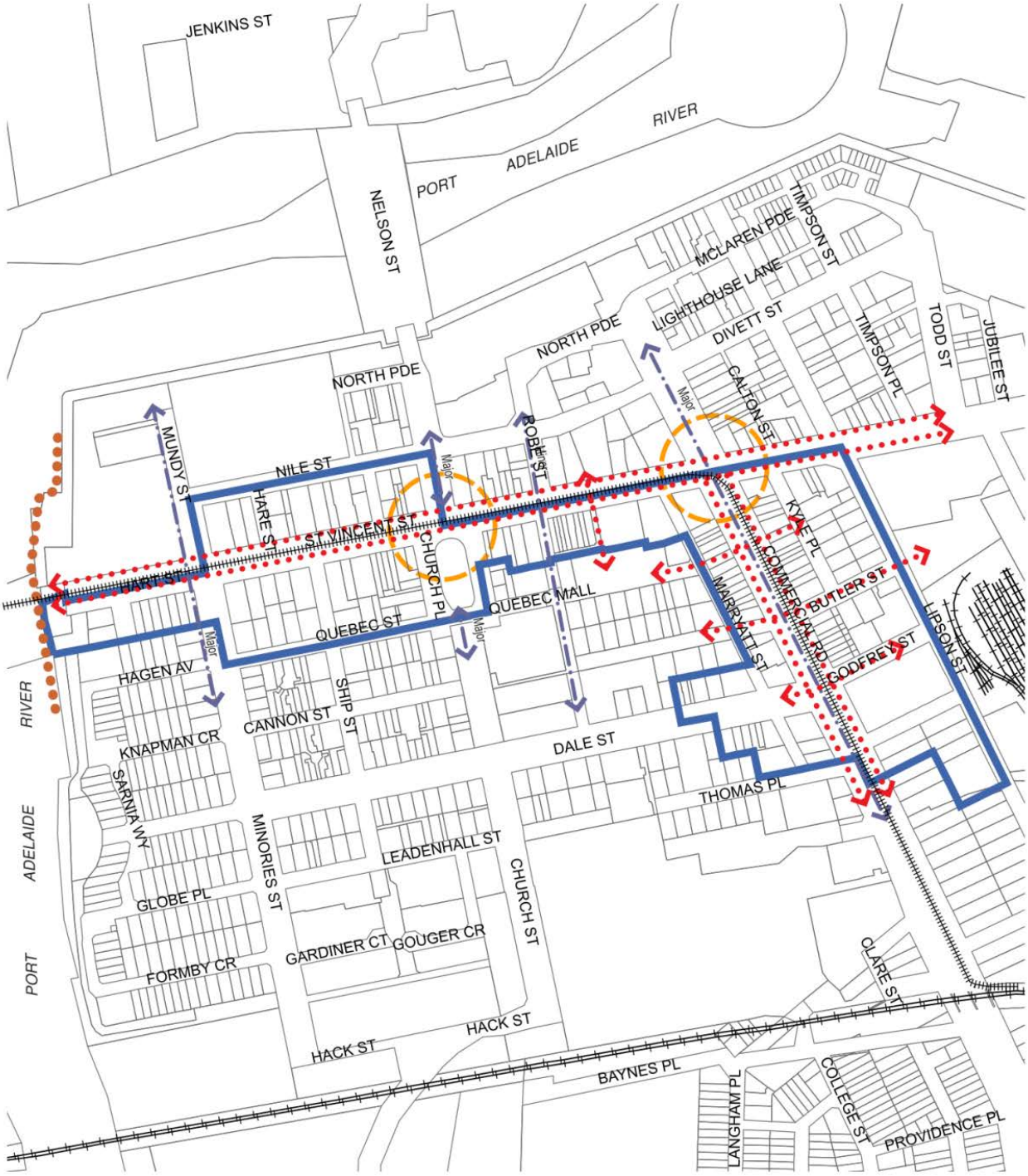

Concept Plan Boundary
Mp Marina with public access
Heritage Places
Public Reserve
Public Promenade (Inner Harbour Ring Route)
Pedestrian/Cycle Link
Road Linkages
View Corridor

N

0 20 40 60 80 100 Metres

# Concept Plan 55
## HART'S MILL

Concept Plan 56 Main Street




Concept Plan Boundary

Public Promenade (Inner Harbor Ring Route)

View Corridor

Pedestrian/Cycle Link

Potential Light Rail (subject to further investigation)

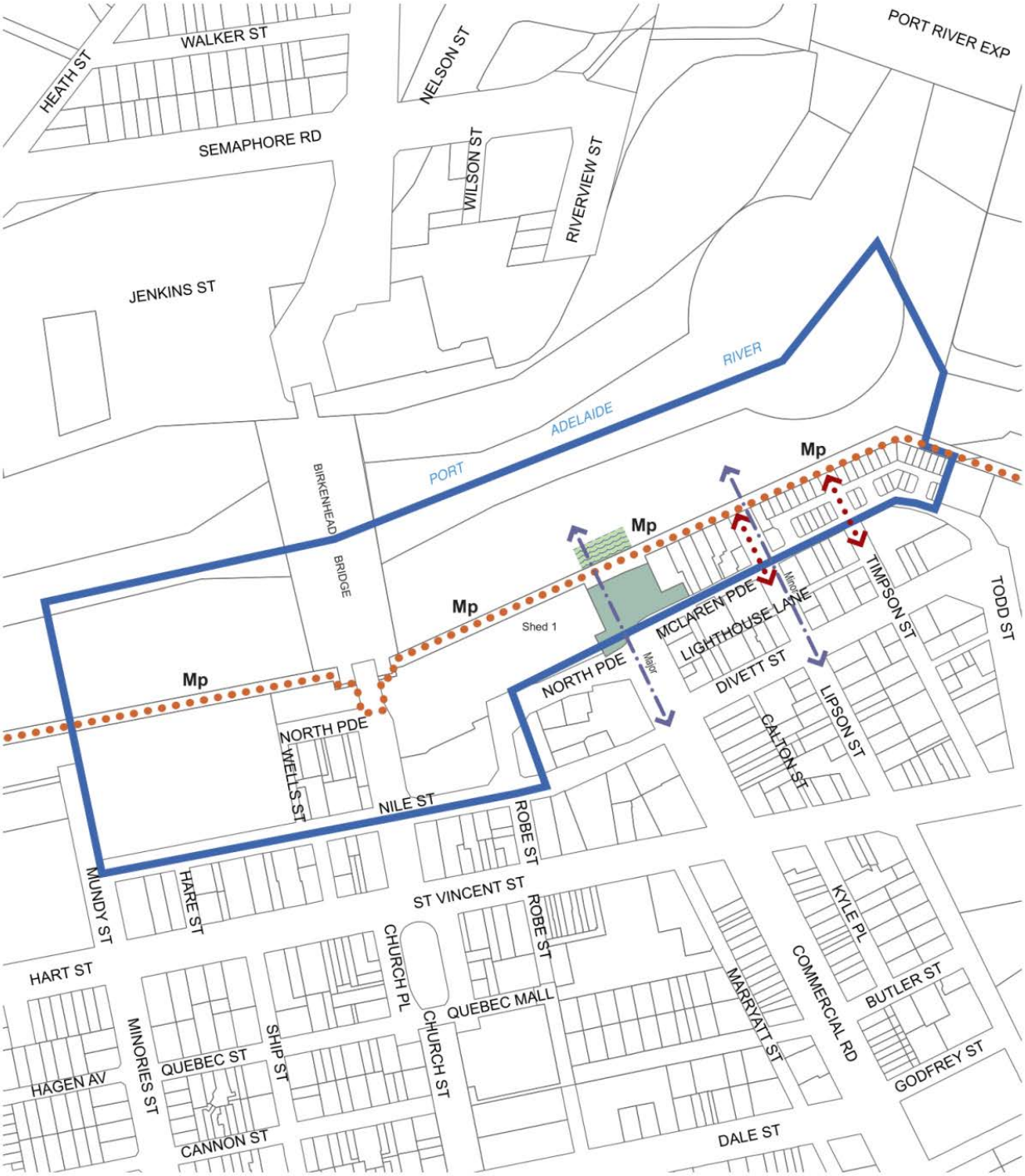
Potential Future Upgrade of Intersection

N

0 60 120 180 240 300 Metres

# Concept Plan 56
## MAIN STREET

Concept Plan 57 McLaren's Wharf




Concept Plan Boundary

Mp Marina with public access

Urban Plaza

Public Promenade (Inner Harbour Ring Route)

Pedestrian/Cycle Link

View Corridor

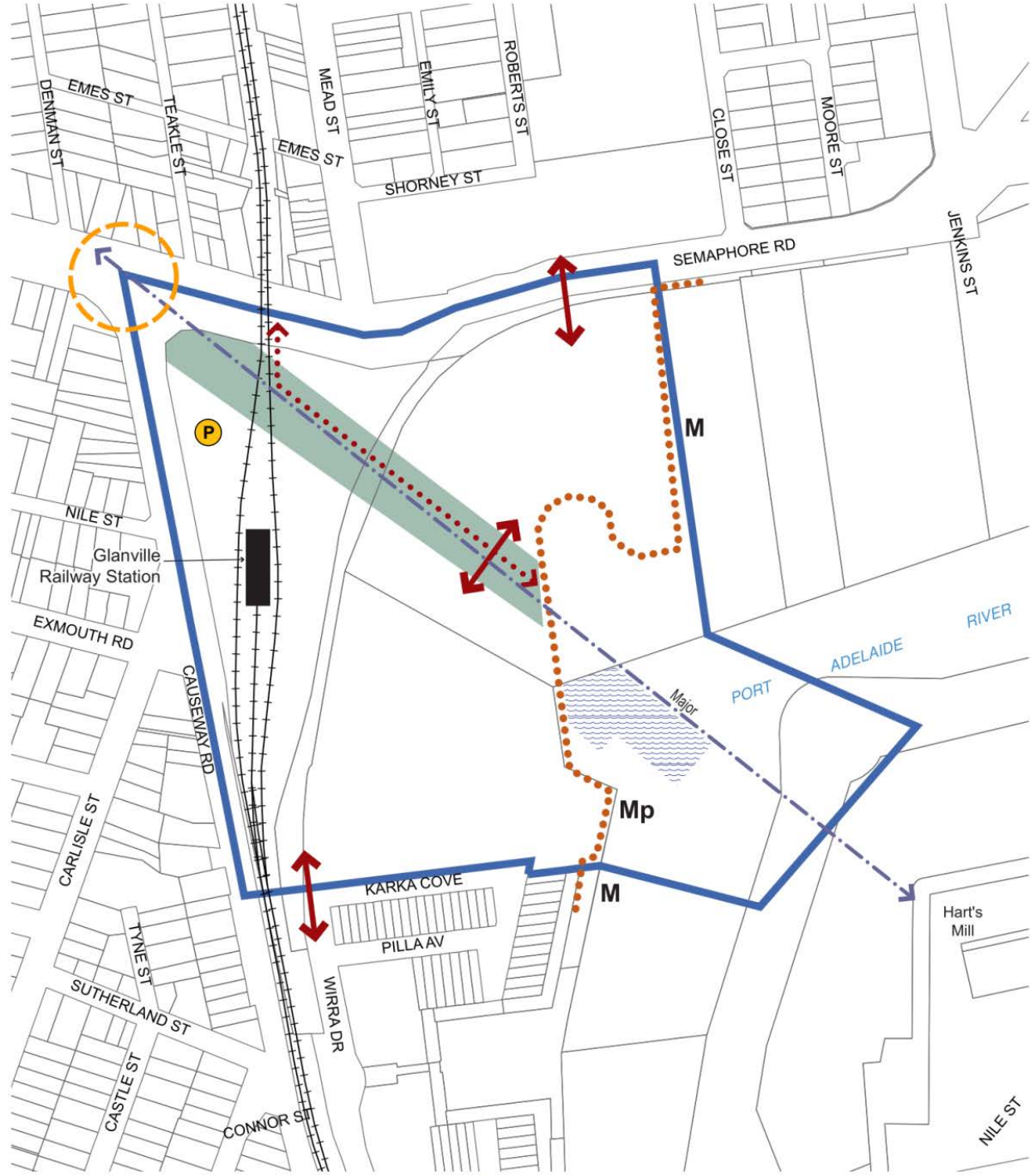
Over water Development

N

0 40 80 120 160 200 Metres

# Concept Plan 57
## MCLAREN'S WHARF

Concept Plan 58 North West




- Concept Plan Boundary
- P — Parking
- Mp — Marina with public access
- M — Marina (private use)
- Pedestrian/Cycle Link
- Potential Road Linkages
- Public Promenade (Inner Harbour Ring Route)
- Potential Future Upgrade of Intersection
- Potential Over-water Development
- Public Reserve
- View Corridor
- Passenger Rail

N

0 30 60 90 120 150 Metres

# Concept Plan 58
## NORTH WEST

Concept Plan 59 Old Port Reach



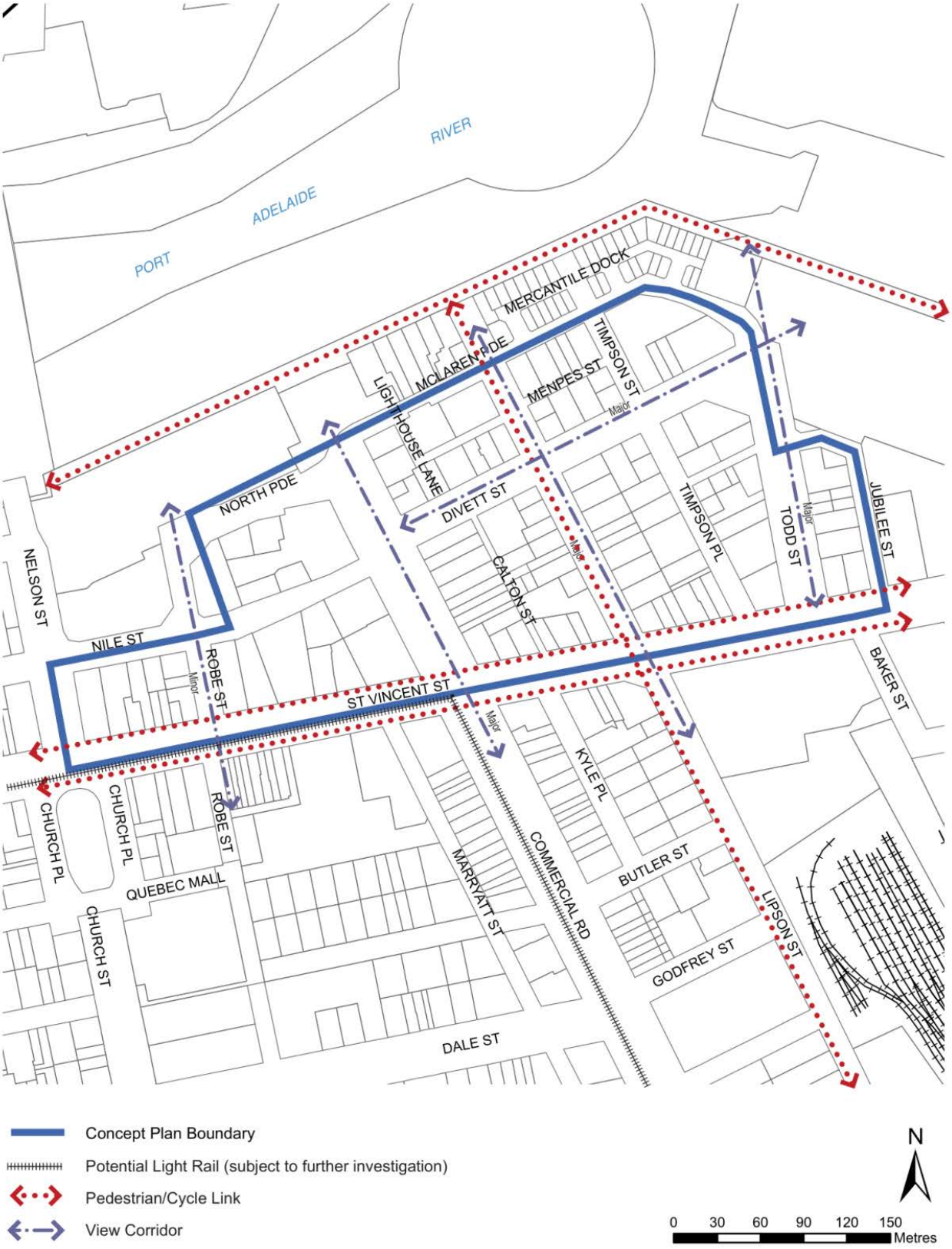

Concept Plan Boundary
Public Reserve
View Corridor
Public Promenade (Inner Harbour Ring Route)
Existing Railway

N

0 30 60 90 120 150 Metres

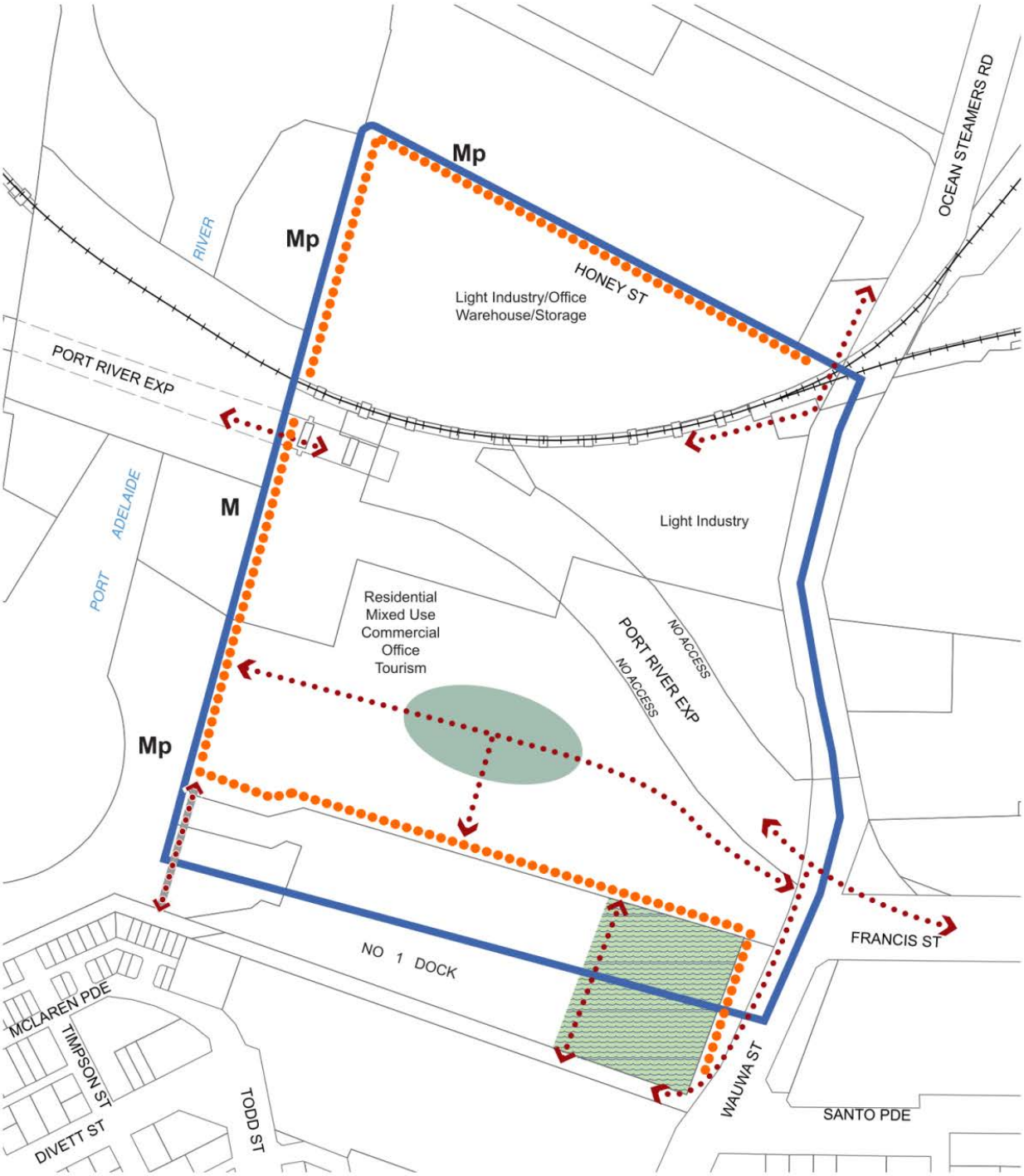
# Concept Plan 59
## OLD PORT REACH

Concept Plan 60 Port Adelaide State Heritage Area




# Concept Plan 60
## PORT ADELAIDE STATE HERITAGE AREA

Concept Plan 61 Port Approach



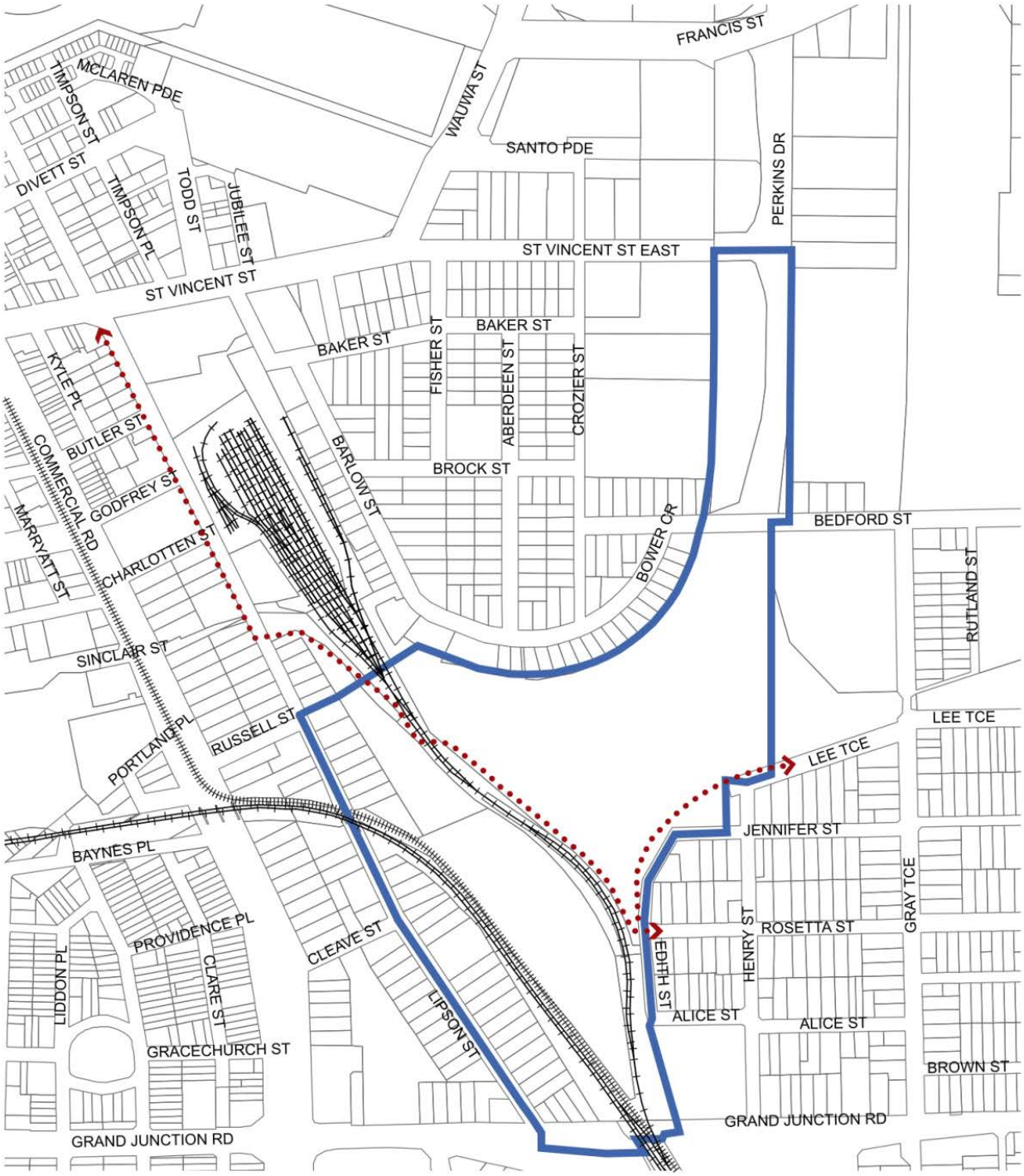

Concept Plan Boundary
Public Reserve
Over Water Development
Public Promenade (Inner Harbour Ring Route)
Mp Marina with public access
M Marina (private use)
Pedestrian/Cycle Link
Potential Pedestrian/Cycle Bridge

N

0 30 60 90 120 150 Metres

# Concept Plan 61
## PORT APPROACH

Concept Plan 62 Railways



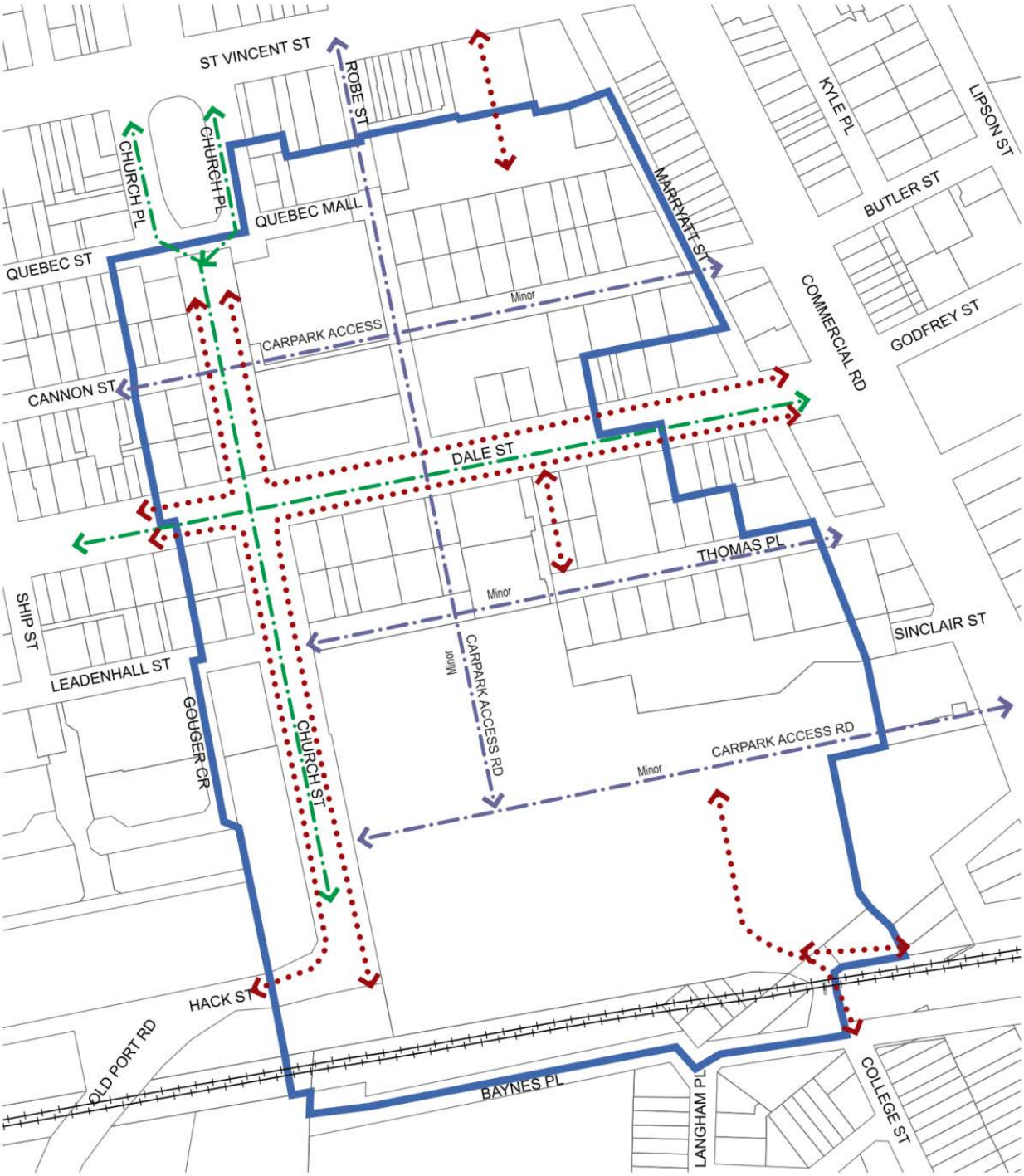

Concept Plan Boundary
Existing Railway
Potential Light Rail (subject to further investigation)
Pedestrian/ Cycle Link

N

0 60 120 180 240 300 Metres

# Concept Plan 62
## RAILWAYS

Concept Plan 63 Retail Core



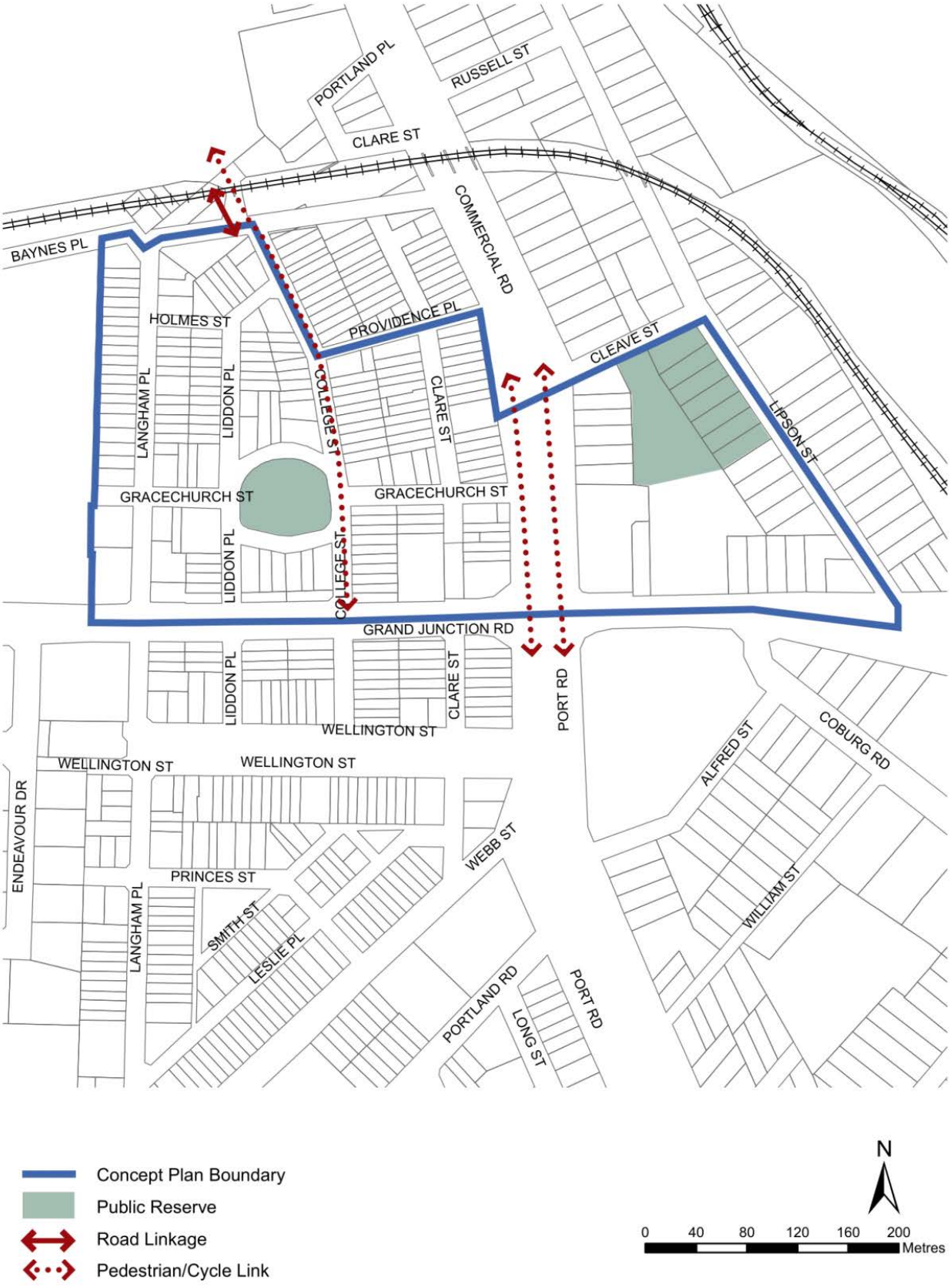

Concept Plan Boundary
Pedestrian/Cycle Link
View Corridor
Revitalised Streets
Passenger Rail

N

0 30 60 90 120 150 Metres

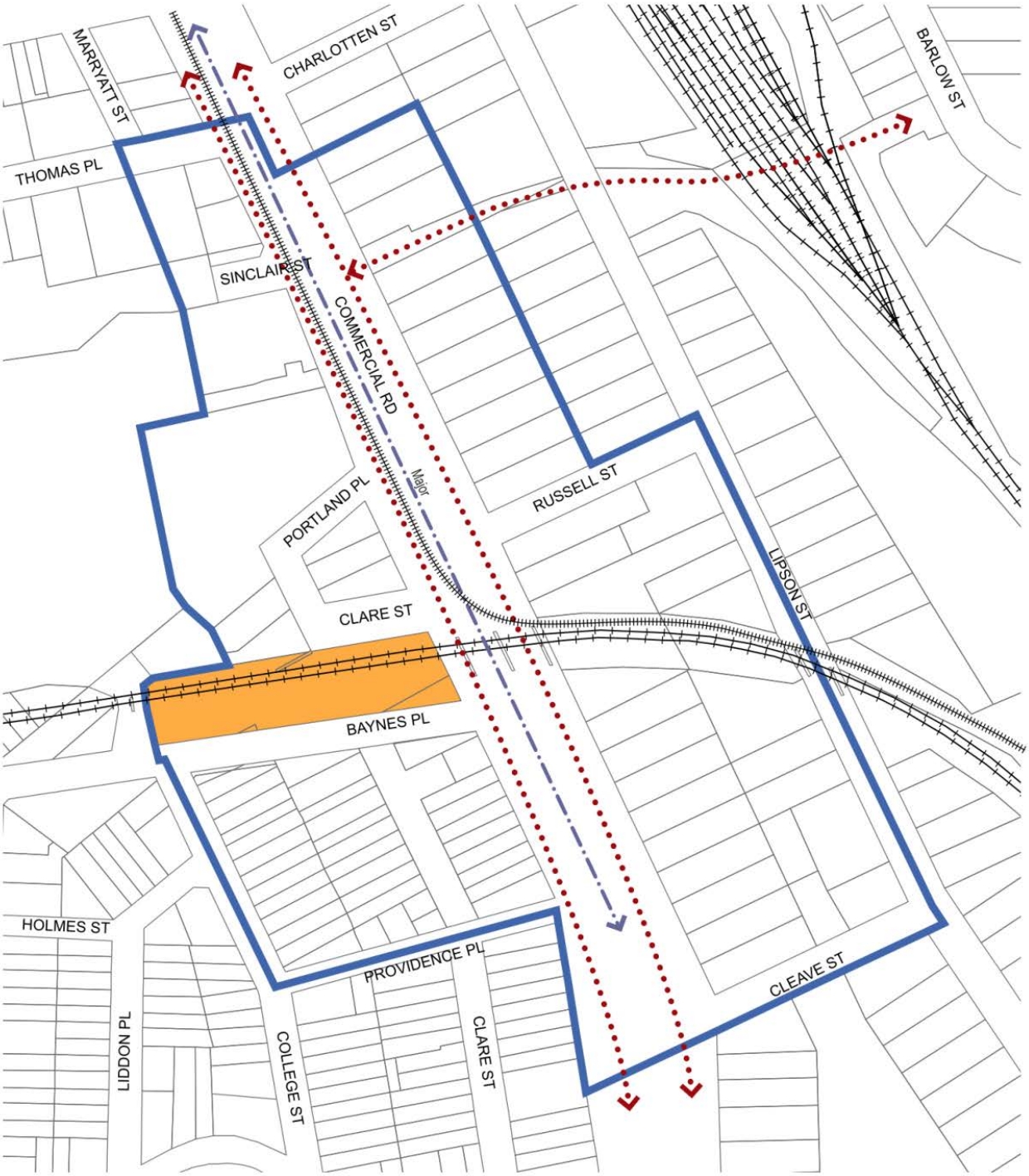
# Concept Plan 63
## RETAIL CORE

Concept Plan 64 Southern Approach




# Concept Plan 64
## SOUTHERN APPROACH

## Concept Plan 65 Southern Gateway




Concept Plan Boundary

Train Station and Potential Transit Interchange

Railway

Potential Light Rail (subject to further investigation)

View Corridor

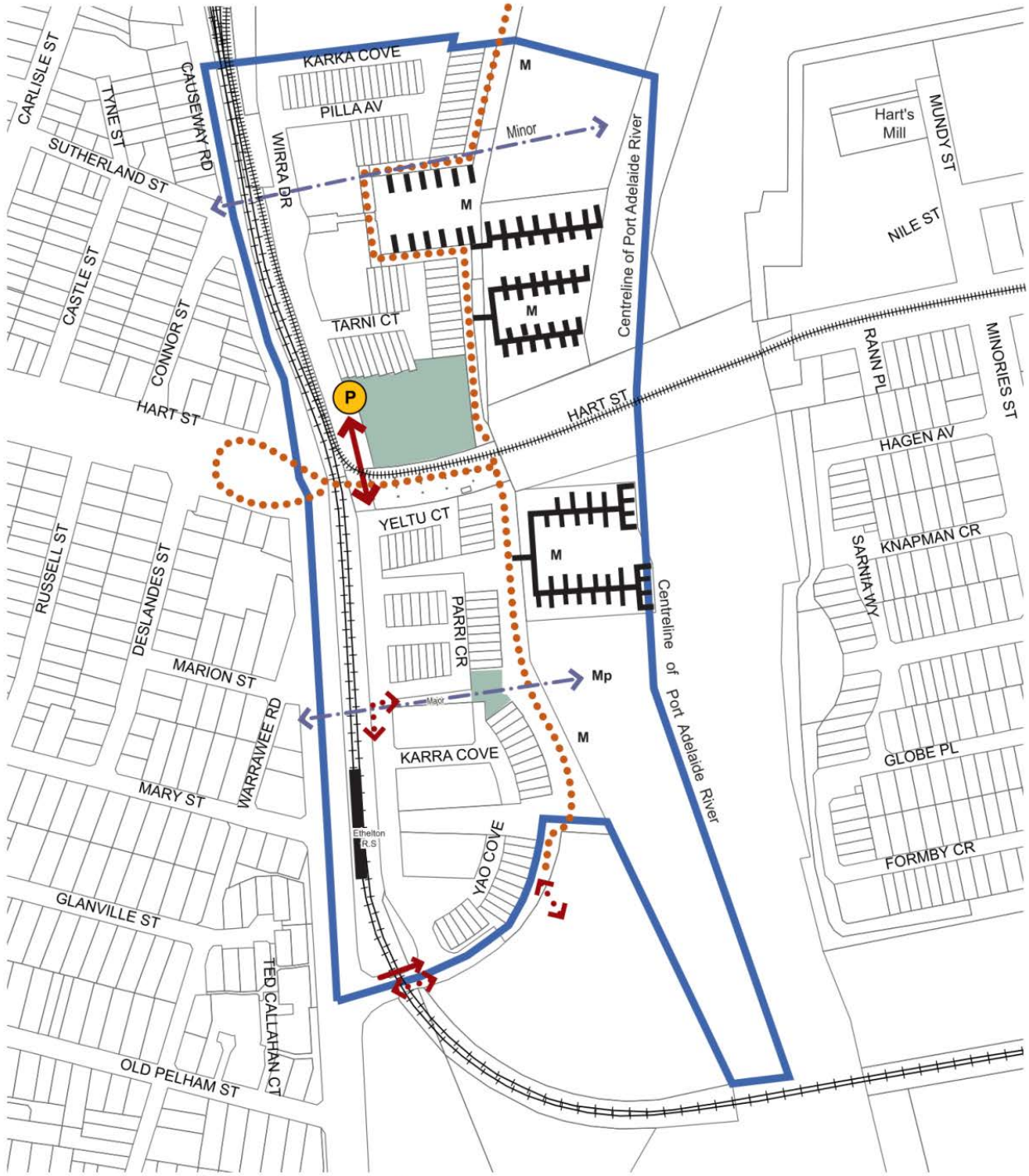
Pedestrian/Cycle Link

N

0 25 50 75 100 125 Metres

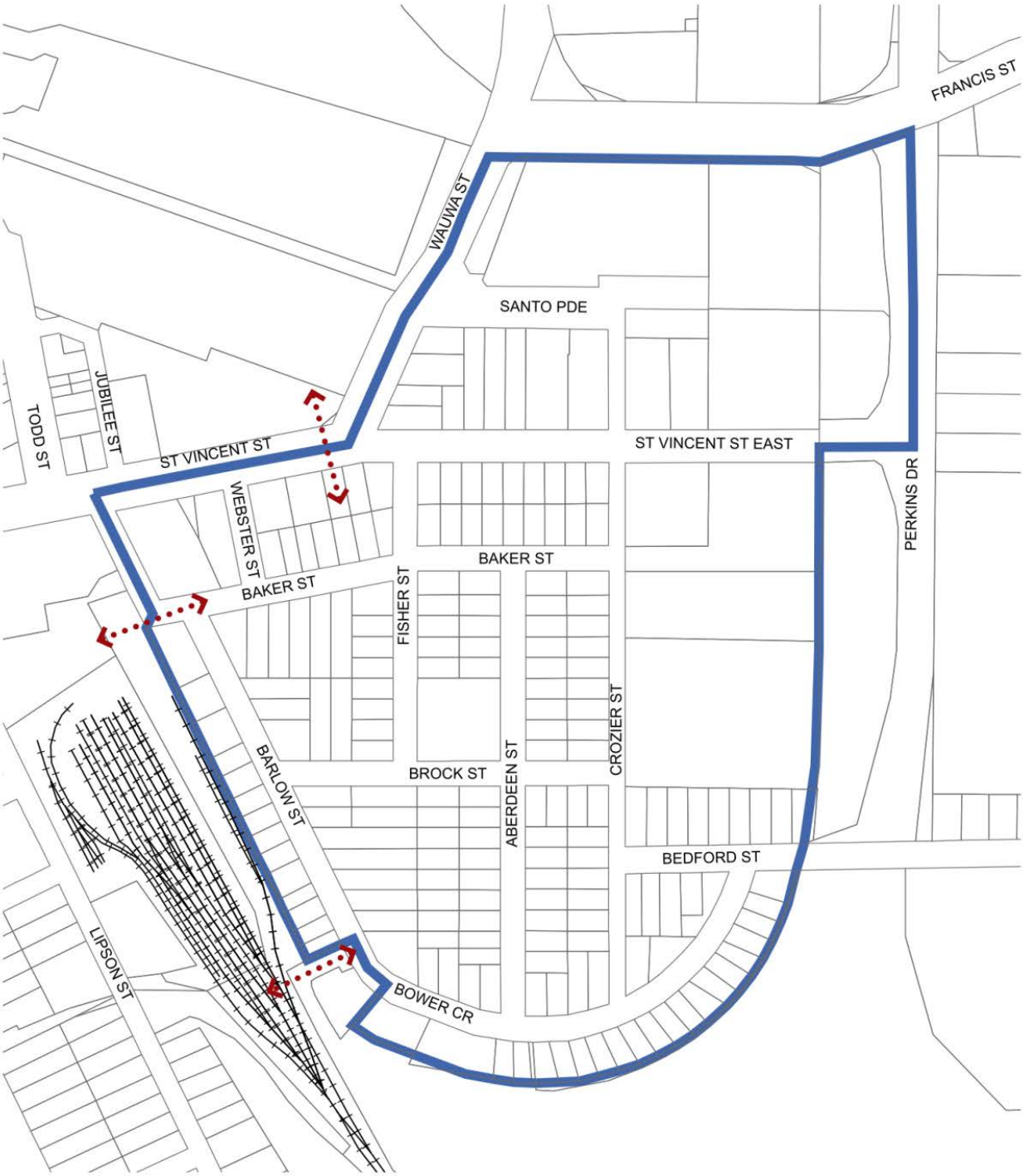
# Concept Plan 65
## SOUTHERN GATEWAY

Concept Plan 66 West



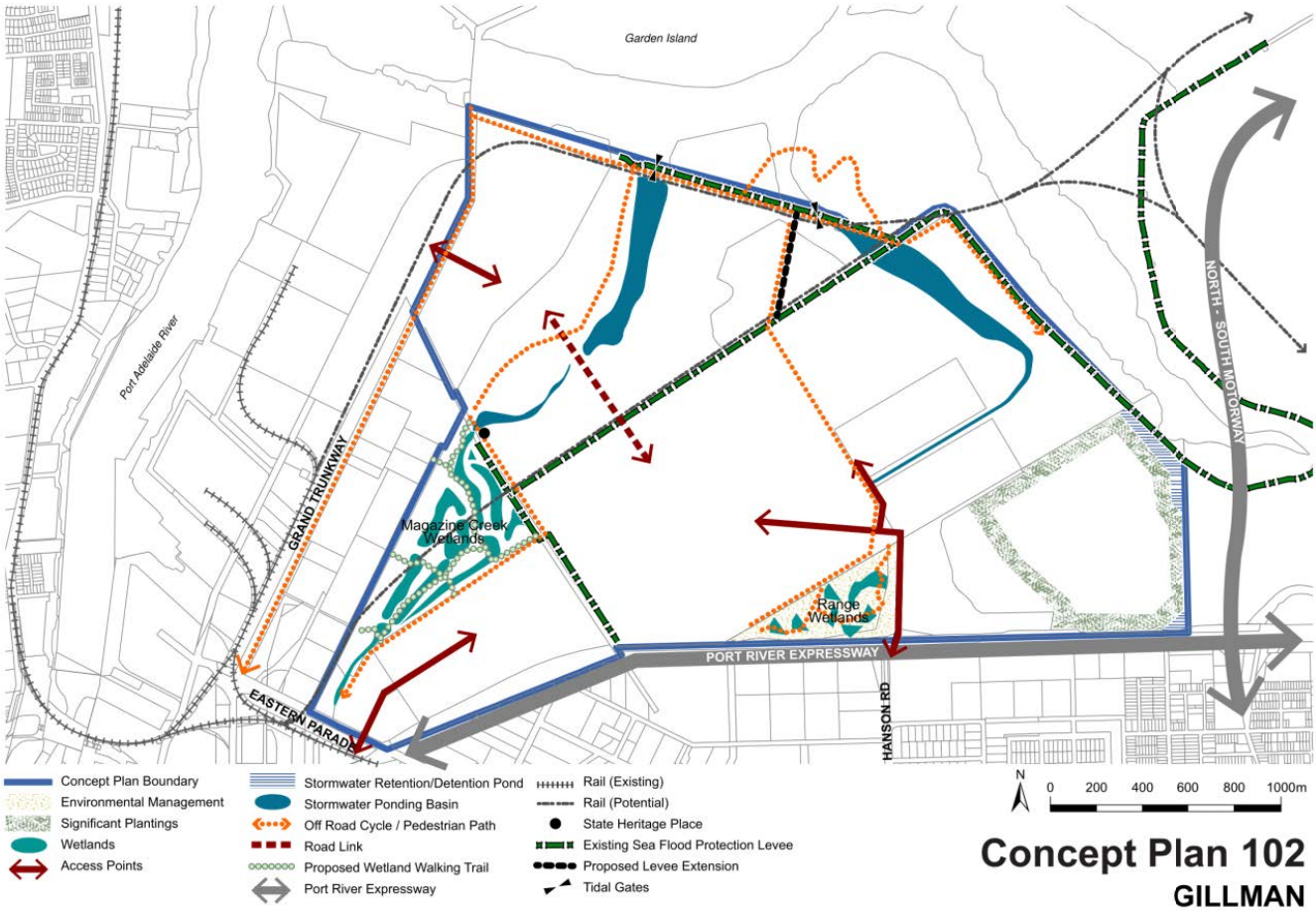

# Concept Plan 66
## WEST

Concept Plan 67 Woolstores

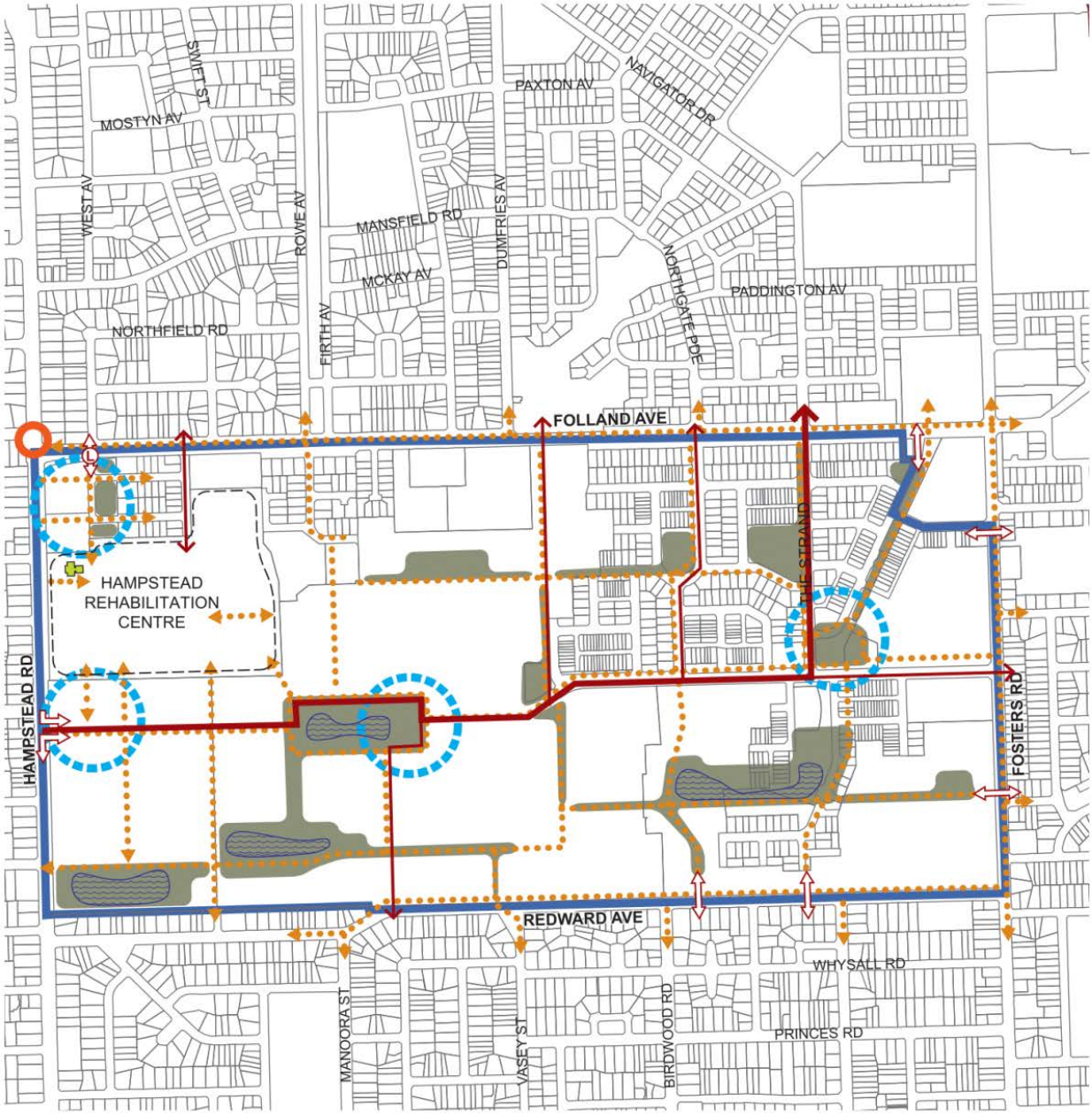



# Concept Plan 67
## WOOLSTORES

## Concept Plan 102 Gillman



## Concept Plan 118 Northgate




- Concept Plan Boundary
- State Heritage Place
- Public Open Space
- Local Activity Centre
- Stormwater Management System
- Major Collector Road and Bus Route
- Minor Local Road
- Major Pedestrian/ Bicycle Links
- Existing Signalised Intersection
- Minor Local Vehicle Access
- New Intersection (Left In/Left Out/Right In)
- Left In Left Out

N

0 120 240 360 480 600 metres

# Concept Plan 118
## NORTHGATE

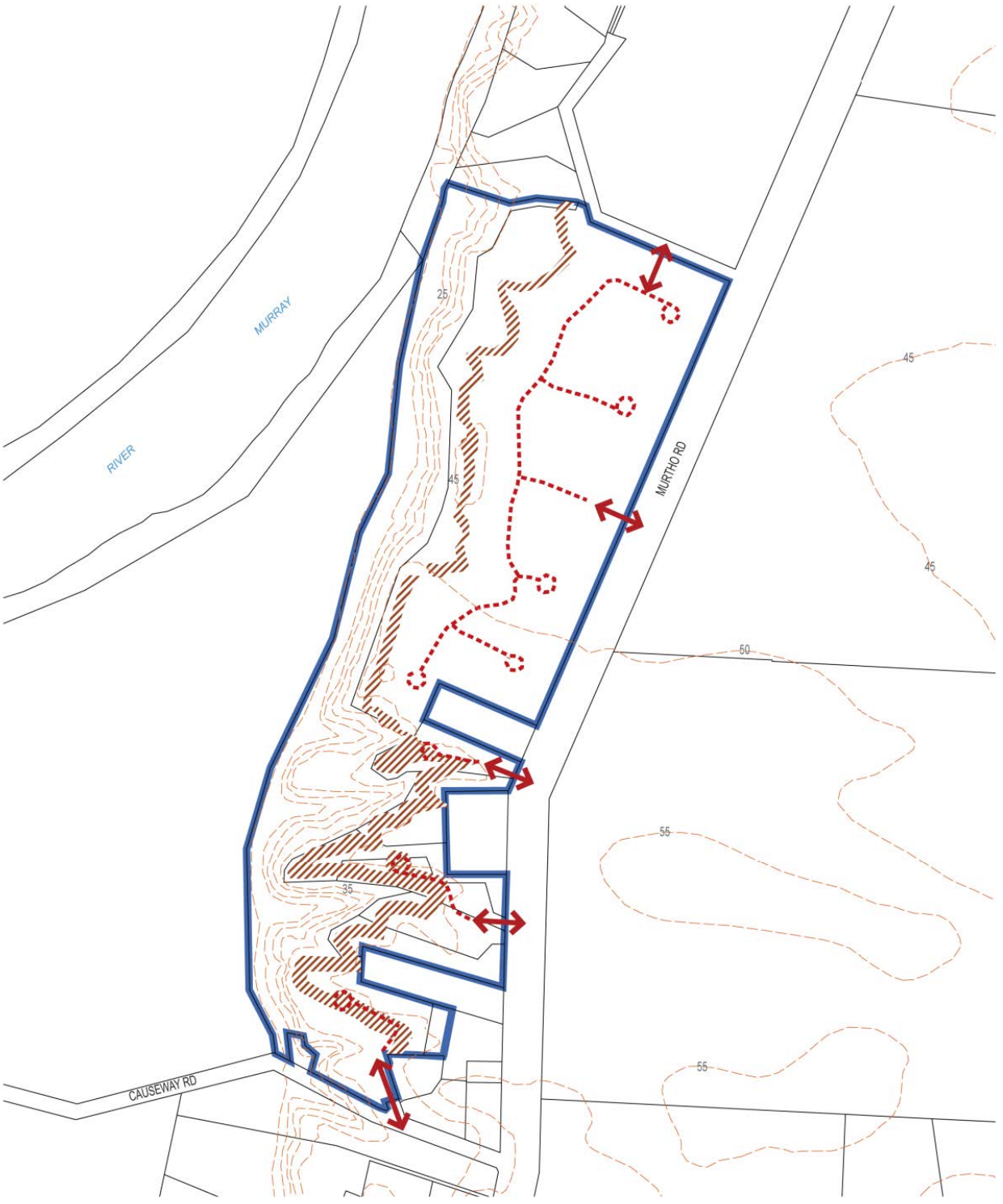
Concept Plan 123 Croydon Park




# Concept Plan 123
## CROYDON PARK

Renmark Paringa

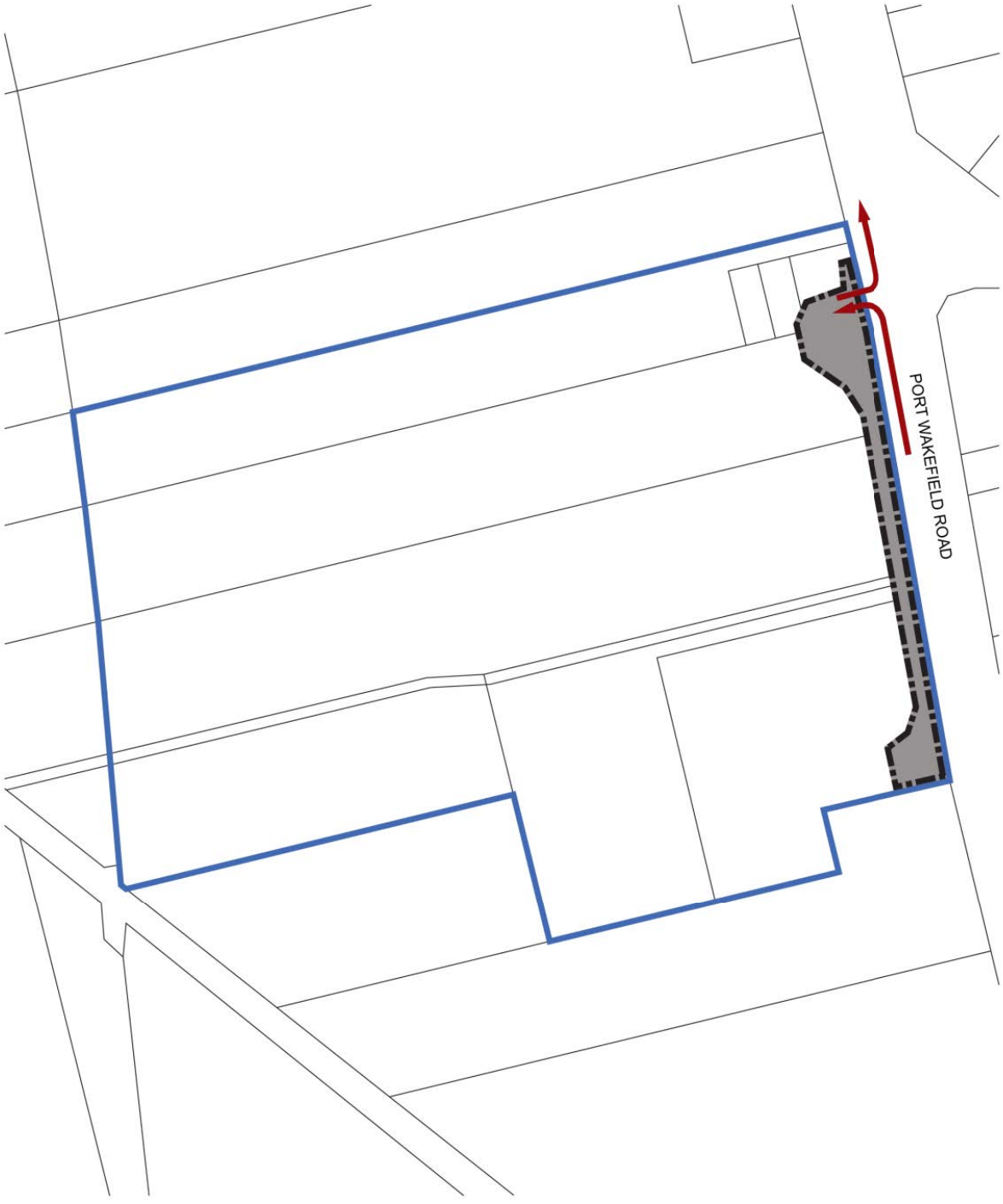
Concept Plan 78 Paringa North




# Concept Plan 78
## PARINGA NORTH

## Salisbury

### Concept Plan 157 Port Wakefield Road




# Concept Plan 157
## PORT WAKEFIELD ROAD

Unley

## Concept Plan 116 Everard Park




Concept Plan Boundary
Primary desired / consolidated vehicle access/egress
In only / out only vehicle access
5m Landscape Buffer
6m Landscape Buffer

N
0 50metres

# Concept Plan 116
## EVERARD PARK

## Concept Plan 110 Forestville



Concept Plan 130 Unley




Concept Plan Boundary
Indicative Vehicle Access
New Public Road
Internal Lane
Indicative Open Space
Landscaped Entry treatment
Avenue Tree Planting

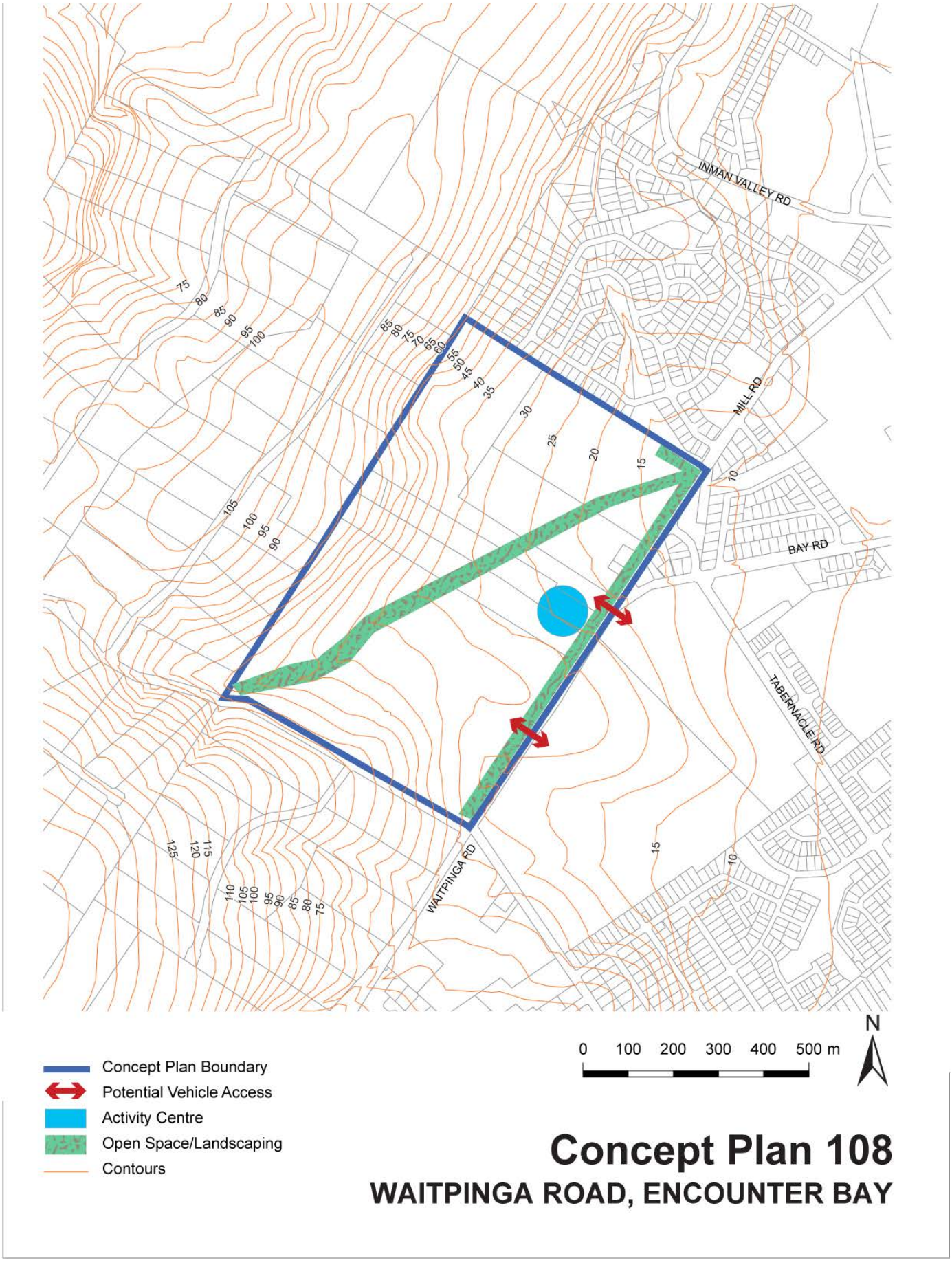
N

0 10 20 30 40 50 metres

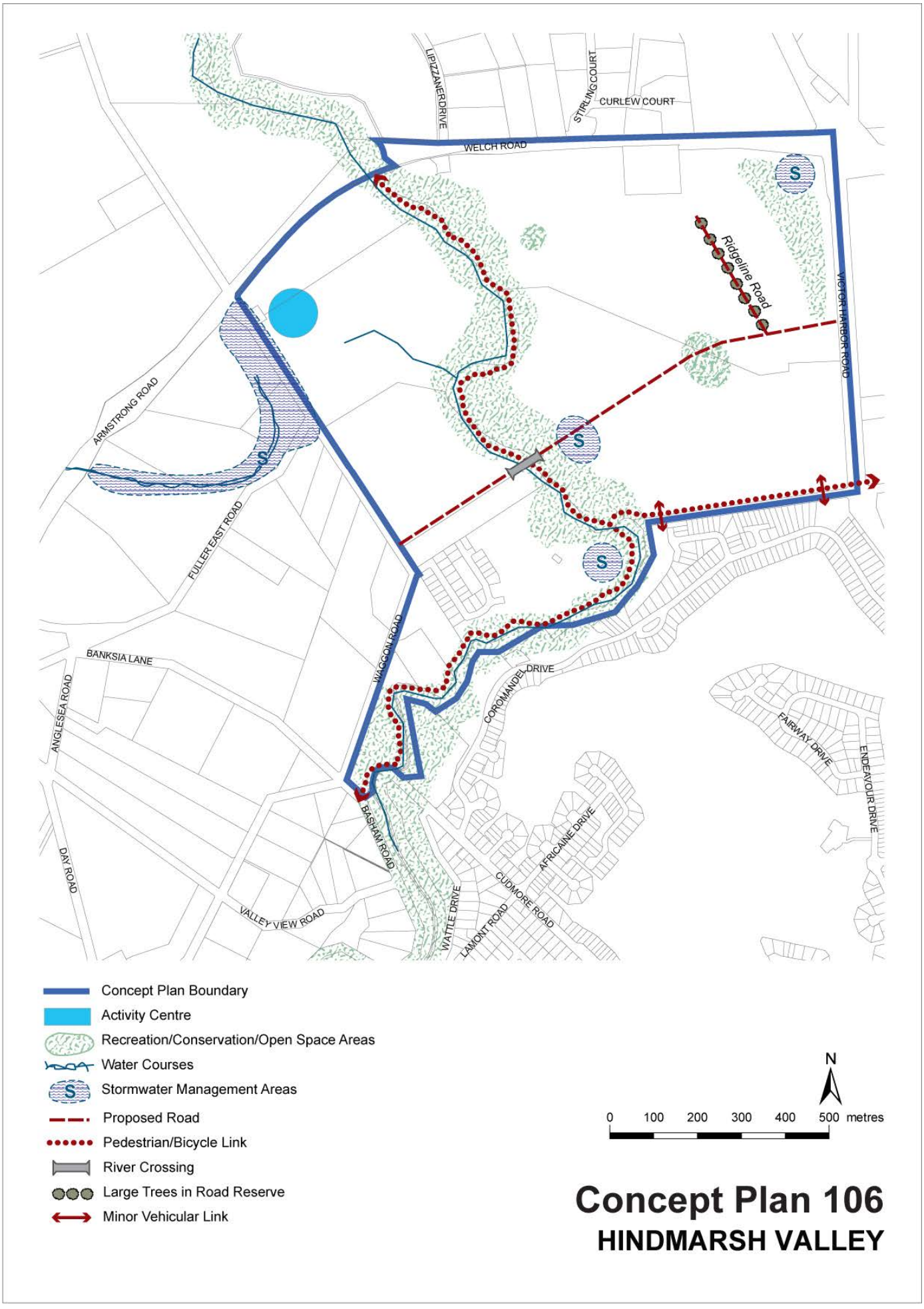
# Concept Plan 130
## UNLEY

Victor Harbor

## Concept Plan 108 Waitpinga Road, Encounter Bay



Concept Plan 106 Hindmarsh Valley



Concept Plan 156 Precinct 202




Priority Pedestrian Corridor

Inman River

Existing Walking Trail

Concept Plan Boundary

No Development (High Ecological Value)

N

0 20 40 80 120 160 Meters

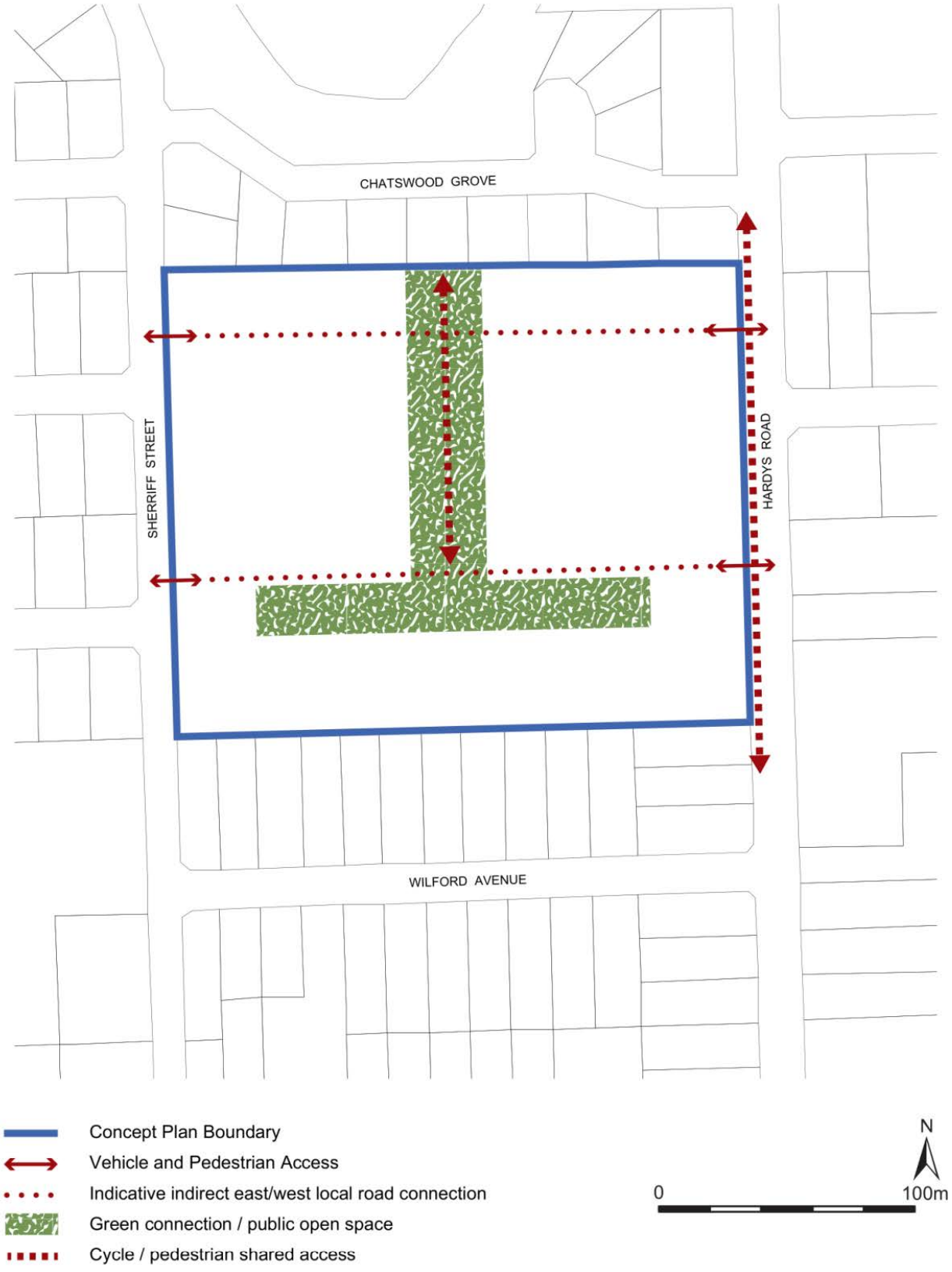
# Concept Plan 156

## PRECINCT 202

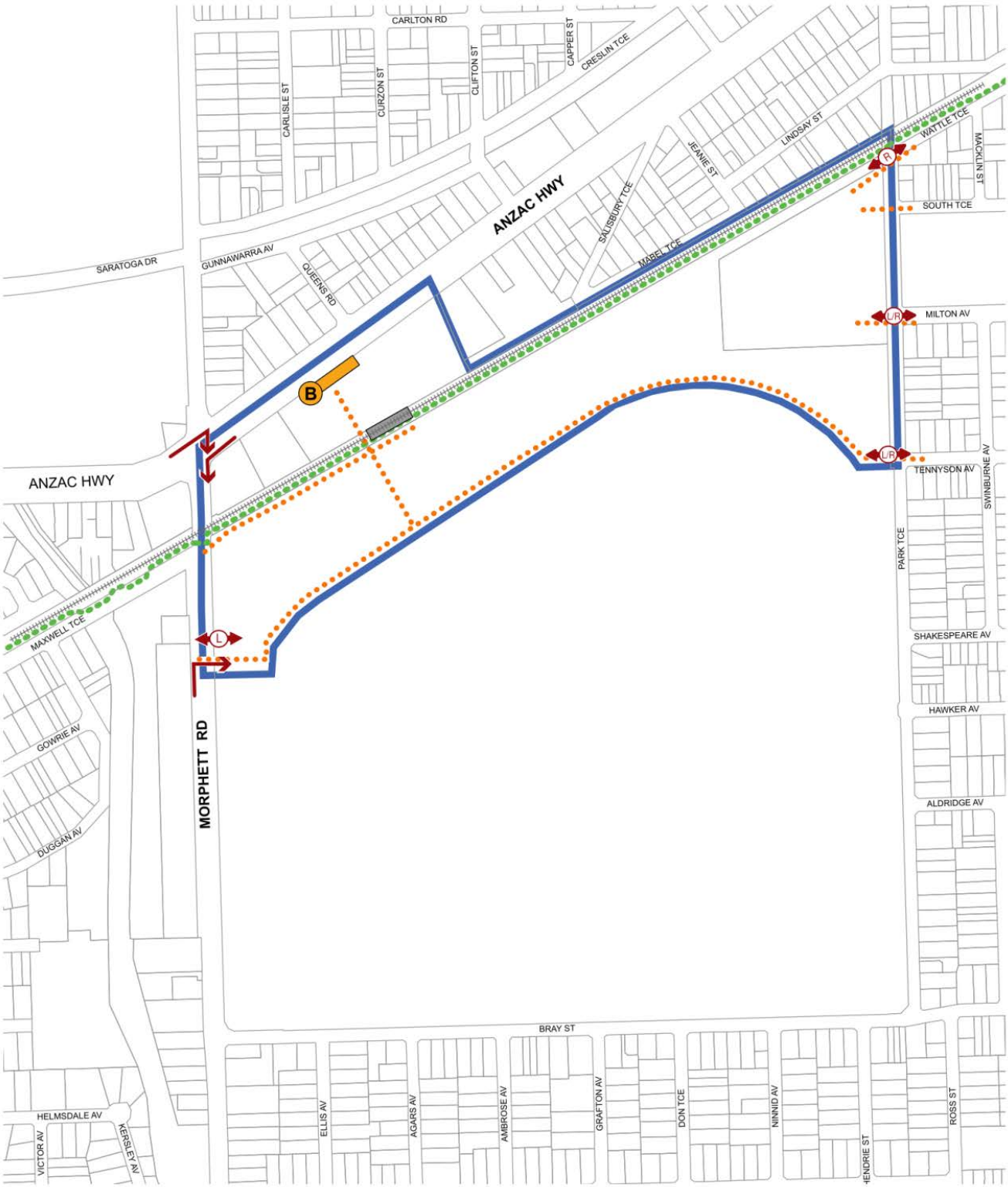
## Ecological Considerations and Pedestrian Access

West Torrens

Concept Plan 97 Underdale



## Concept Plan 115 Morphettville




Concept Plan Boundary
Mike Turtur Bikeway
Potential Pedestrian/Cycle Access
Tram Line
Potential Future Tram Stop
Right-in Only
Right-In / Right-Out
Left-In / Left-Out
Bus Stop (indented off-road)

N
0 m 50 100 150 200 250

# Concept Plan 115
## MORPHETTVILLE

## Concept Plan 135 Thebarton




- Concept Plan boundary
- Indicative local road
- Indicative left in/left out vehicle access
- Indicative vehicle access
- Indicative pedestrian/cycle link
- Under- pass beneath Hindmarsh Bridge connecting to the Adelaide Park lands
- Existing pedestrian / cycling link extension of Holland Street to Sir William Goodman Bridge
- Protect & retain historic Brewhouse building and incorporate into private development or local park
- Restore & retain local heritage place and incorporate into streetscape
- Protect & retain historic building remains
- Appropriate interface treatment to activate street frontage with setbacks to be determined through site master planning
- Retain existing heritage gardens
- Retain garden beds
- Green Corridor
- Accessible open space buffer

N

0 30 60 90 120 150 m

# Concept Plan 135
## THEBARTON

Concept Plan 148 Lockleys




Concept Plan Boundary

Green Corridor (along roads)

Public Open Space

Public Open Space with a minimum width of 15 metres

No Vehicle Access

Indicative Future Local Roads

Indicative Pedestrian & cycling access / shared paths

Primary Access Points

N

0 10 20 30 40 50 metres

**Building Heights**

Maximum 2 level (9m) building height

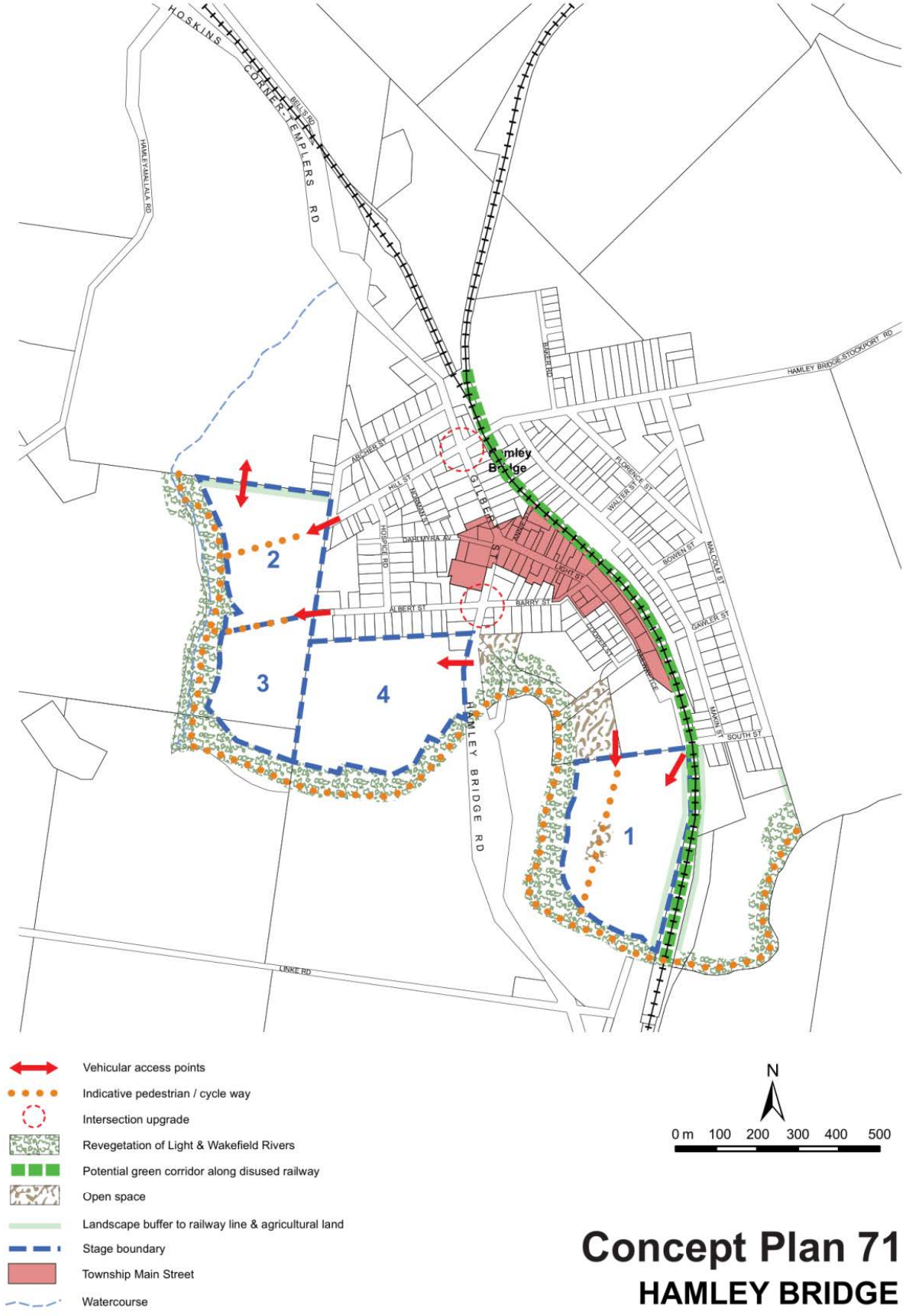
Maximum 3 level (12.5m) building height

Maximum 4 level (15m) building height

# Concept Plan 148
## LOCKLEYS

## Wakefield

### Concept Plan 71 Hamley Bridge



Yankalilla

Concept Plan 159 Lot 42 Hay Flat Road




N

1:1,000

0 20 40 60 80 100m

**Yankalilla District Council**

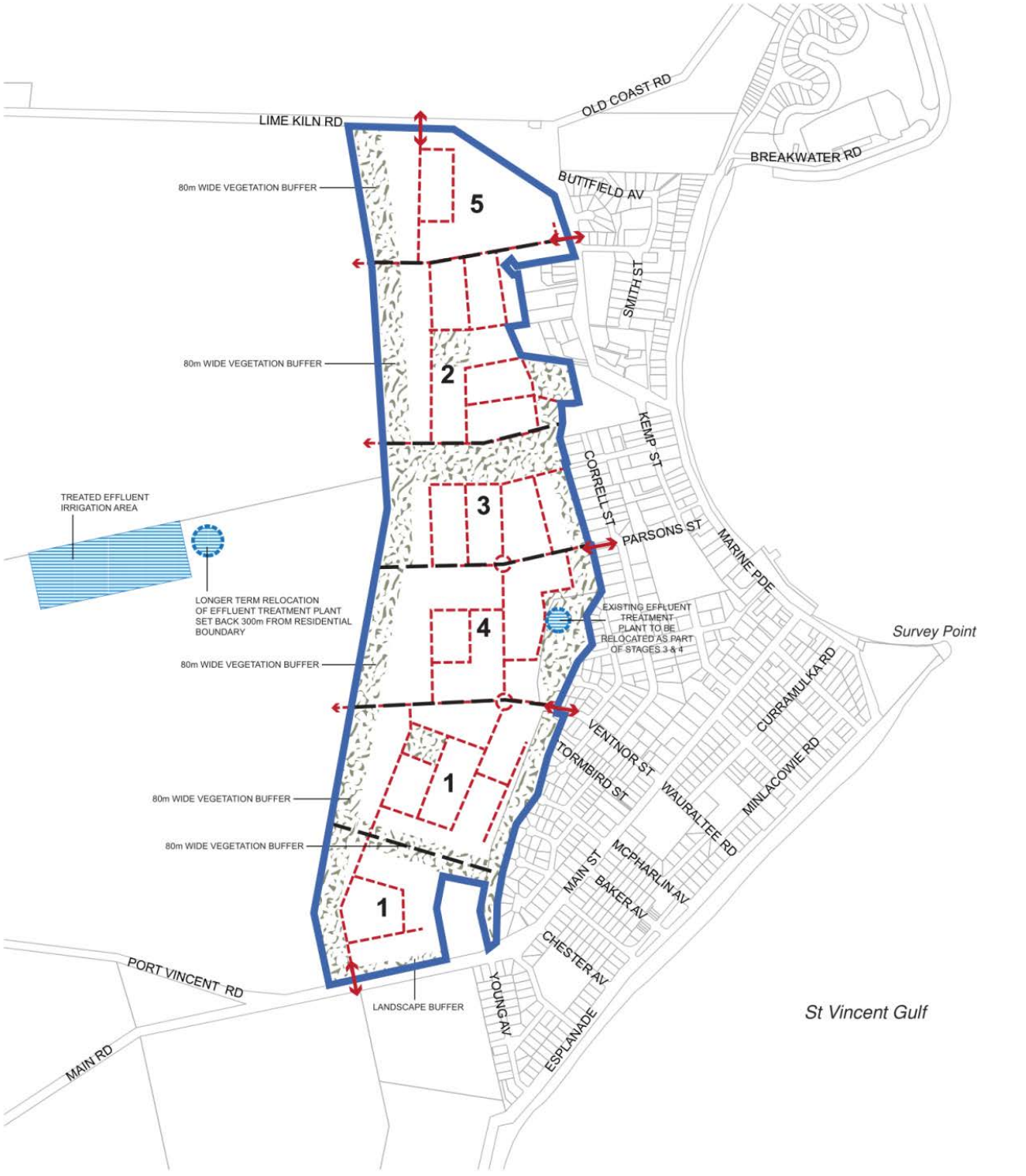
Concept Plan Boundary
Reserve
Parcels

# Concept Plan 159

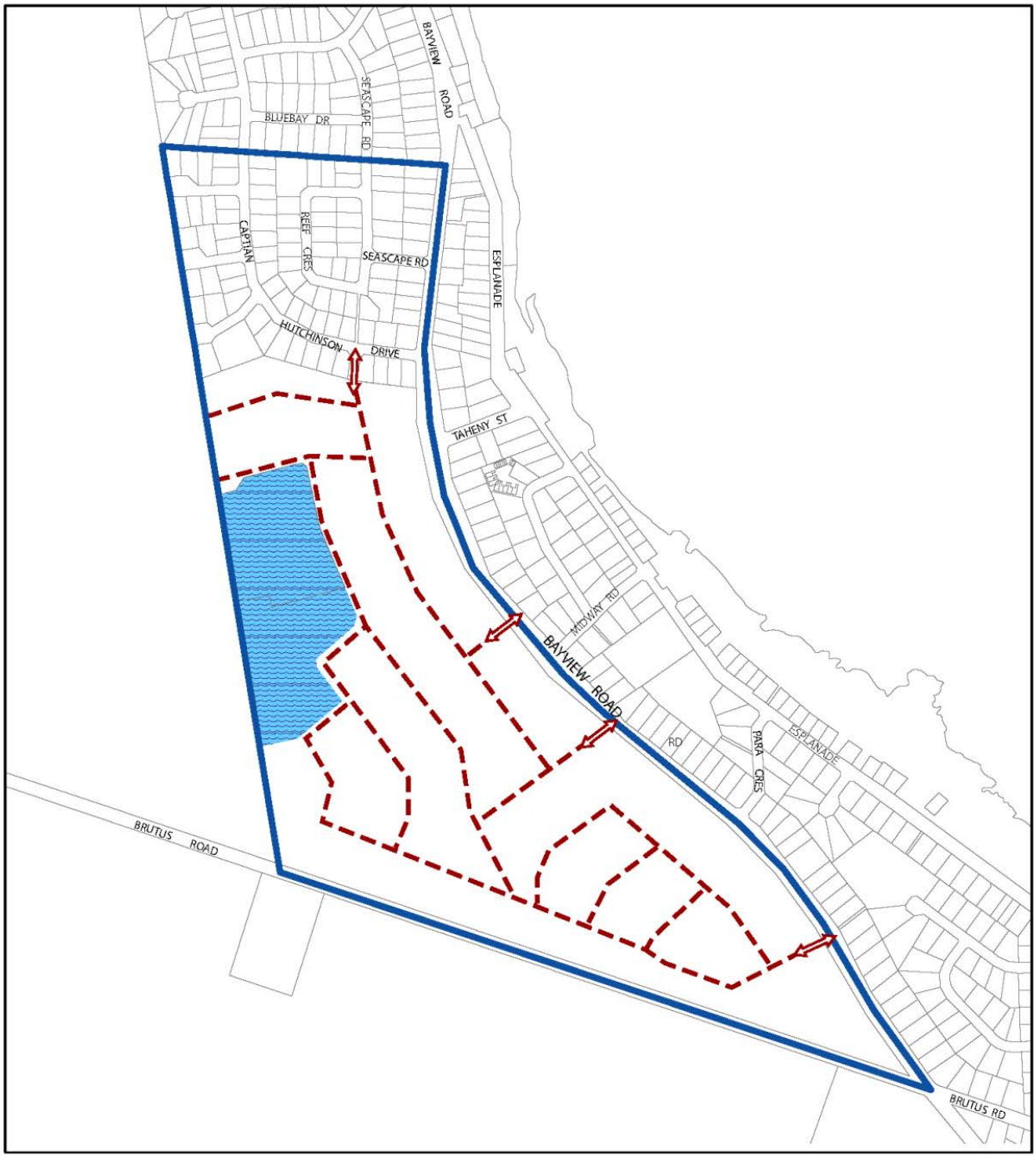
## Lot 42 Hay Flat Road

## Yorke Peninsula

### Concept Plan 73 Port Vincent

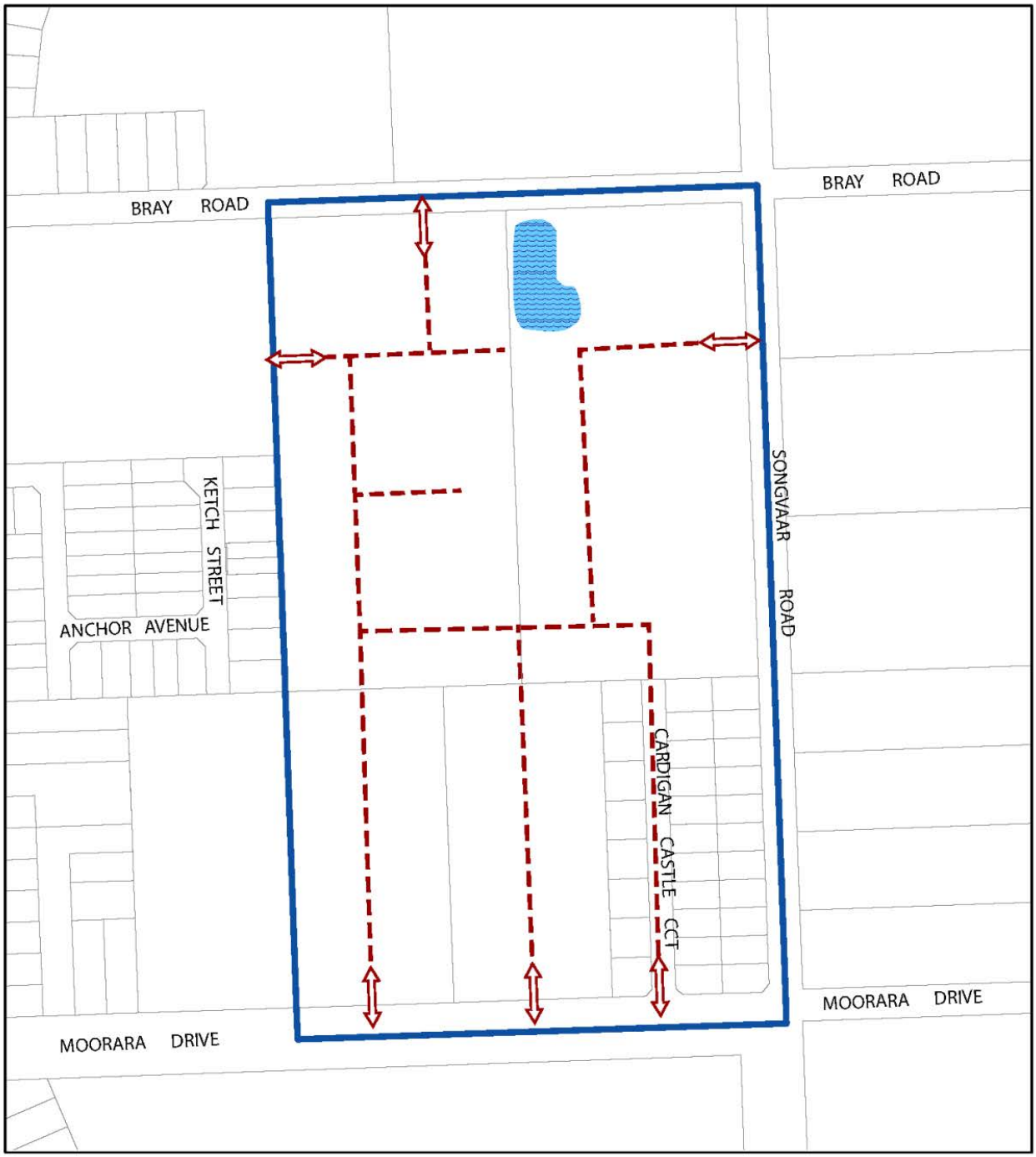


Concept Plan 136 Point Turton




# Concept Plan 136
## POINT TURTON

Concept Plan 137 Port Victoria




Concept Plan Boundary
Proposed roads and future access
Access / egress points
Stormwater Detention / CWMS

N

0 50 100 150 200 250 metres

# Concept Plan 137
## PORT VICTORIA

# Part 13 - Table of Amendments

## Table of Planning and Design Code Amendments

| Date of Publication on Portal | Planning and Design Code Version Number | Amendment Type | Summary of Amendments |
|---|---|---|---|
| | | **2019** | |
| 1 July 2019 | 1 | Section 73 | Commencement of operation<br><br>Phase One (Outback Areas) Code Amendment |
| | | **2020** | |
| 31 July 2020 | 2 | Section 73 | Phase Two (Rural Areas) Code Amendment |
| 6 October 2020 | 2.1 | Section 76 | Gazette Notice dated 1 October 2020 |
| 24 December 2020 | 2.2 | Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | District Council of Robe—<br>Davenport Street Robe Development Plan Amendment<br><br>Gazette Notice dated 24 December 2020 |
| | | **2021** | |
| 7 March 2021 | 2021.1 | Section 76<br><br>And<br><br>Section 74<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Gazette Notice dated 4 March 2021<br><br>And<br><br>Gazette Notice dated 25 February 2021<br><br>And<br><br>District Council of Lower Eyre Peninsula- Holly Rise Coffin Bay Residential Zone Development Plan Amendment<br><br>Gazette Notice dated 28 January 2021 |
| 19 March 2021 | 2021.2 | Section 73 | Phase Three (Urban Areas) Code Amendment |
| 25 March 2021 | 2021.3 | Section 76 | Gazette Notice dated 25 March 2021 |
| 8 April 2021 | 2021.4 | Section 76 | Gazette Notice dated 8 April 2021 |
| 22 April 2021 | 2021.5 | Section 76 | Gazette Notice dated 22 April 2021 |
| 20 May 2021 | 2021.6 | Section 76 | Gazette Notice dated 20 May 2021 |
| 3 June 2021 | 2021.7 | Section 76 | Gazette Notice dated 3 June 2021 |
| 1 July 2021 | 2021.8 | Section 76<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Gazette Notice dated 1 July 2021<br><br>And<br><br>Onkaparinga Council - Aldinga Suburban Neighbourhood Development Plan Amendment by the Minister<br><br>Gazette Notice dated 24 June 2021 |
| 15 July 2021 | 2021.9 | Section 76 | Gazette Notice dated 15 July 2021 |
| 29 July 2021 | 2021.10 | Section 76 | Gazette Notice dated 29 July 2021 |
| 12 August 2021 | 2021.11 | Section 76 | Gazette Notice dated 12 August 2021 |
| 26 August 2021 | 2021.12 | Section 76 | Gazette Notice dated 26 August 2021 |
| 9 September 2021 | 2021.13 | Section 76 | Gazette Notice dated 9 September 2021 |
| 23 September 2021 | 2021.14 | Section 76 | Gazette Notice dated 23 September 2021 |
| 14 October 2021 | 2021.15 | Section 76<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Gazette Notice Dated 14 October 2021<br><br>And<br><br>Town of Gawler - Local Heritage in Transition Development Plan Amendment<br><br>Gazette Notice dated 23 September 2021 |
| 4 November 2021 | 2021.16 | Section 76<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017<br><br>And<br><br>Regulation 8 of the Planning, | Gazette Notice Dated 4 November 2021<br><br>And<br><br>City of Holdfast Bay - Local Heritage in Transition Development Plan Amendment<br><br>Gazette Notice dated 7 October 2021<br><br>And |

| | | | |
|---|---|---|---|
| | | Development and Infrastructure (Transitional Provisions) Regulations 2017<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017<br><br>And<br><br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Mount Barker District Council - Kanmantoo Copper Mine Development Plan Amendment<br><br>Gazette Notice dated 7 October 2021<br><br>And<br><br>Port Adelaide Enfield Council - Corner of Days and Regency Roads, Croydon Park Development Plan Amendment<br><br>Gazette Notice dated 14 October 2021<br><br>And<br><br>Town of Walkerville - Local Heritage in Transition Development Plan Amendment<br><br>14 October 2021<br><br>And<br><br>Mount Barker District Council - Local Heritage in Transition Development Plan Amendment<br><br>Gazette Notice dated 28 October 2021 |
| 16 December 2021 | 2021.17 | Section 76<br><br>And<br><br>Section 73<br><br>And<br><br>Section 73<br><br>And<br><br>Section 73<br><br>And<br><br>Section 73 | Gazette Notice dated 16 December 2021<br><br>And<br><br>Buckland Park Suburban Activity Centre Zone Code Amendment<br><br>And<br><br>19-29 Glynburn Road, Glynde Code Amendment<br><br>And<br><br>65-73 Mooringe Avenue Plympton Code Amendment<br><br>And<br><br>Port Bonython Code Amendment |
| **2022** | | | |
| 20 January 2022 | 2022.1 | Section 76<br><br>And<br><br>Section 73 | Gazette Notice dated 20 January 2022<br><br>And<br><br>Riverbank Precinct Code Amendment |
| 3 February 2022 | 2022.2 | Section 76 | Gazette Notice dated 3 February 2022 |
| 17 February 2022 | 2022.3 | Section 76<br><br>And<br><br>Section 74<br><br>And<br><br>Section 76<br><br>And<br><br>Section 73<br><br>And<br><br>Section 73 | Gazette Notice dated 10 February 2022<br><br>And<br><br>Gazette Notice dated 10 February 2022<br><br>And<br><br>Gazette Notice dated 17 February 2022<br><br>And<br><br>Loveshack Route Neighbourhood Zone Code Amendment<br><br>And<br><br>Local Design Review Code Amendment |
| 3 March 2022 | 2022.4 | Section 76<br><br>And<br><br>Section 73<br><br>And<br><br>Section 73<br><br>And | Gazette Notice dated 3 March 2022<br><br>And<br><br>Mount Compass Golf Course Estate Code Amendment<br><br>And<br><br>Flemington Street Code Amendment<br><br>And |

| | | | |
|---|---|---|---|
| | | Section 73 | 179 Randell Road, Hindmarsh Island Code Amendment |
| 17 March 2022 | 2022.5 | Section 76<br>And<br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Gazette Notice dated 17 March 2022<br>And<br>City of Mitcham – Special Residential Character Areas Development Plan Amendment<br>Gazette Notice dated 24 February 2022 |
| 31 March 2022 | 2022.6 | Section 76 | Gazette Notice dated 31 March 2022 |
| 28 April 2022 | 2022.7 | Section 76 | Gazette Notice dated 28 April 2022 |
| 12 May 2022 | 2022.8 | Section 76 | Gazette Notice dated 12 May 2022 |
| 26 May 2022 | 2022.9 | Section 76 | Gazette Notice dated 26 May 2022 |
| 9 June 2022 | 2022.10 | Section 76 | Gazette Notice dated 9 June 2022 |
| 23 June 2022 | 2022.11 | Section 76<br>And<br>Section 73 | Gazette Notice dated 23 June 2022<br>And<br>1 Walkerville Terrace, Gilberton Code Amendment |
| 7 July 2022 | 2022.12 | Section 76 | Gazette Notice dated 7 July 2022 |
| 21 July 2022 | 2022.13 | Section 76 | Gazette Notice dated 21 July 2022 |
| 4 August 2022 | 2022.14 | Section 76 | Gazette Notice dated 4 August 2022 |
| 18 August 2022 | 2022.15 | Section 76 | Gazette Notice dated 18 August 2022 |
| 1 September 2022 | 2022.16 | Section 76 | Gazette Notice dated 1 September 2022 |
| 15 September 2022 | 2022.17 | Section 76 | Gazette Notice dated 15 September 2022 |
| 29 September 2022 | 2022.18 | Section 76 | Gazette Notice dated 29 September 2022 |
| 13 October 2022 | 2022.19 | Section 76 | Gazette Notice dated 13 October 2022 |
| 27 October 2022 | 2022.20 | Section 76 | Gazette Notice dated 27 October 2022 |
| 10 November 2022 | 2022.21 | Section 76 | Gazette Notice dated 10 November 2022 |
| 24 November 2022 | 2022.22 | Section 76 | Gazette Notice dated 24 November 2022 |
| 8 December 2022 | 2022.23 | Section 74<br>And<br>Section 76 | Gazette Notice dated 24 November 2022<br>And<br>Gazette Notice dated 8 December 2022 |
| 22 December 2022 | 2022.24 | Section 76 | Gazette Notice dated 22 December 2022 |
| | | **2023** | |
| 19 January 2023 | 2023.1 | Section 76<br>And<br>Section 78 | Gazette Notice dated 19 January 2023<br>And<br>Glandore Character Area Protection Code Amendment - Early Commencement |
| 2 February 2023 | 2023.2 | Section 76<br>And<br>Section 73 | Gazette Notice dated 2 February 2023<br>And<br>Albert Park Mixed Use Code Amendment |
| 16 February 2023 | 2023.3 | Section 76<br>And<br>Section 73 | Gazette Notice dated 16 February 2023<br>And<br>Hackham Code Amendment |
| 16 March 2023 | 2023.4 | Section 76<br>And<br>Section 76<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice dated 2 March 2023<br>And<br>Gazette Notice dated 16 March 2023<br>And<br>Old Sturt Highway Nuriootpa Code Amendment<br>And<br>Kidman Park Code Amendment |
| 30 March 2023 | 2023.5 | Section 76 | Gazette Notice dated 30 March 2023 |
| 27 April 2023 | 2023.6 | Section 76 | Gazette Notice dated 27 April 2023 |
| 1 June 2023 | 2023.7 | Section 73<br>And<br>Section 76 | Miscellaneous Technical Enhancements Code Amendment<br>And |

| | | | |
|---|---|---|---|
| | | | Gazette Notice dated 1 June 2023 |
| 15 June 2023 | 2023.8 | Section 73<br>And<br>Section 73<br>And<br>Section 76 | Mary and Arthur Streets, Unley Code Amendment<br>And<br>Thaxted Park Golf Club Code Amendment<br>And<br>Gazette Notice dated 15 June 2023 |
| 29 June 2023 | 2023.9 | Section 73<br>And<br>Section 78<br>And<br>Section 76 | Adelaide Aquatic Centre Code Amendment<br>And<br>River Murray Flood Resilience Code Amendment - Early Commencement<br>And<br>Gazette Notice Dated 29 June 2023 |
| 20 July 2023 | 2023.10 | Section 76 | Gazette Notice Dated 20 July 2023 |
| 3 August 2023 | 2023.11 | Section 76 | Gazette Notice Dated 3 August 2023 |
| 17 August 2023 | 2023.12 | Section 76 | Gazette Notice Dated 17 August 2023 |
| 31 August 2023 | 2023.13 | Section 78<br>And<br>Section 76 | Tunnel Protection Overlay Code Amendment - Early Commencement<br>And<br>Gazette Notice Dated 31 August 2023 |
| 12 October 2023 | 2023.14 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 12 October 2023<br>And<br>Middleton Code Amendment |
| 26 October 2023 | 2023.15 | Section 76 | Gazette Notice Dated 26 October 2023 |
| 9 November 2023 | 2023.16 | Section 76 | Gazette Notice Dated 9 November 2023 |
| 23 November 2023 | 2023.17 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 23 November 2023<br>And<br>Glandore Character Area Protection Code Amendment |
| 7 December 2023 | 2023.18 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 7 December 2023<br>And<br>107 Port Road Thebarton (Thebarton Brewery Precinct) Code Amendment |
| 21 December 2023 | 2023.19 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 21 December 2023<br>And<br>Point Turton & Port Victoria Urban Growth Code Amendment |
| **2024** | | | |
| 18 January 2024 | 2024.1 | Section 76 | Gazette Notice Dated 18 January 2024 |
| 8 February 2024 | 2024.2 | Section 76<br>And<br>Section 78<br>And<br>Section 73<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 1 February 2024<br>And<br>Local Heritage Places Code Amendment by the Barunga West Council - Early Commencement<br>And<br>Hillier Park Code Amendment<br>And<br>O'Sullivan Beach Residential Code Amendment<br>And<br>West Lakes Residential and Mixed Use Code Amendment |

| | | | |
|---|---|---|---|
| 15 February 2024 | 2024.3 | Section 76<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 15 February 2024<br>And<br>Lot 5 Hampden Way, Strathalbyn Code Amendment<br>And<br>McEvoy Road Code Amendment |
| 29 February 2024 | 2024.4 | Section 76<br>And<br>Section 78<br>And<br>Section 73 | Gazette Notice Dated 29 February 2024<br>And<br>Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - Early Commencement<br>And<br>Flooding Hazards Mapping Update Code Amendment |
| 14 March 2024 | 2024.5 | Section 76 | Gazette Notice Dated 14 March 2024 |
| 4 April 2024 | 2024.6 | Section 76 | Gazette Notice Dated 4 April 2024 |
| 18 April 2024 | 2024.7 | Section 76 | Gazette Notice Dated 18 April 2024 |
| 9 May 2024 | 2024.8 | Section 76 | Gazette Notice Dated 9 May 2024 |
| 23 May 2024 | 2024.9 | Section 76<br>And<br>Section 73<br>And<br>Section 73<br>And<br>Regulation 8 of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 | Gazette Notice Dated 23 May 2024<br>And<br>Daddow Court and Abbott Drive, Kadina Code Amendment<br>And<br>Lot 4 Renmark Ave Code Amendment<br>And<br>City of Charles Sturt - Kilkenny Mixed Use (Residential and Commercial) Development Plan Amendment |
| 6 June 2024 | 2024.10 | Section 76 | Gazette Notice Dated 6 June 2024 |
| 20 June 2024 | 2024.11 | Section 76 | Gazette Notice Dated 20 June 2024 |
| 4 July 2024 | 2024.12 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 4 July 2024<br>And<br>River Murray Flood Resilience Code Amendment |
| 18 July 2024 | 2024.13 | Section 76 | Gazette Notice Dated 18 July 2024 |
| 1 August 2024 | 2024.14 | Section 76 | Gazette Notice Dated 1 August 2024 |
| 15 August 2024 | 2024.15 | Section 76 | Gazette Notice Dated 15 August 2024 |
| 29 August 2024 | 2024.16 | Section 76 | Gazette Notice Dated 29 August2024 |
| 12 September 2024 | 2024.17 | Section 76<br>And<br>Section 78<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 12 September 2024<br>And<br>Festival Plaza Code Amendment - Early Commencement<br>And<br>Kensington and Portrush Road, Norwood Community Facilities Code Amendment<br>And<br>Tunnel Protection Overlay Code Amendment |
| 10 October 2024 | 2024.18 | Section 76 | Gazette Notice Dated 26 September 2024 |
| 24 October 2024 | 2024.19 | Section 76<br>And<br>Section 78 | Gazette Notice Dated 24 October 2024<br>And<br>Inter-War Housing Heritage Code Amendment - Early Commencement |
| 7 November 2024 | 2024.20 | Section 76 | Gazette Notice Dated 7 November 2024 |
| 21 November 2024 | 2024.21 | Section 76 | Gazette Notice Dated 21 November 2024 |
| 5 December 2024 | 2024.22 | Section 76 | Gazette Notice Dated 5 December 2024 |
| 19 December 2024 | 2024.23 | Section 76 | Gazette Notice Dated 19 December 2024 |

| | | | |
|---|---|---|---|
| | | And<br>Section 73 | And<br>Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment |
| **2025** | | | |
| 16 January 2025 | 2025.1 | Section 76 | Gazette Notice Dated 16 January 2025 |
| 30 January 2025 | 2025.2 | Section 76<br>And<br>Section 73<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 30 January 2025<br>And<br>Local Heritage Places Code Amendment - Barunga West<br>And<br>Festival Plaza Code Amendment<br>And<br>Tintinara Airfield Code Amendment |
| 13 February 2025 | 2025.3 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 13 February 2025<br>And<br>Centre Zone Adjustment Code Amendment |
| 27 February 2025 | 2025.4 | Section 76<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 27 February 2025<br>And<br>306 Twartz Road Gawler Belt Code Amendment<br>And<br>Old Bull Creek Road, Strathalbyn Code Amendment |
| 13 March 2025 | 2025.5 | Section 76 | Gazette Notice Dated 13 March 2025 |
| 27 March 2025 | 2025.6 | Section 76 | Gazette Notice Dated 27 March 2025 |
| 10 April 2025 | 2025.7 | Section 76<br>And<br>Section 73<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 10 April 2025<br>And<br>Milang Local Heritage Code Amendment<br>And<br>Lakeside Goolwa Code Amendment<br>And<br>Watervale Code Amendment |
| 1 May 2025 | 2025.8 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 1 May 2025<br>And<br>Brompton Gasworks (Minor Amendments) Code Amendment |
| 15 May 2025 | 2025.9 | Section 76<br>And<br>Section 73<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 15 May 2025<br>And<br>Future Living Code Amendment<br>And<br>John Rice Avenue Elizabeth South Residential Code Amendment<br>And<br>76 Kessell Road Goolwa Code Amendment |
| 29 May 2025 | 2025.10 | Section 76<br>And<br>Section 73<br>And | Gazette Notice Dated 29 May 2025<br>And<br>Precinct 202 Code Amendment<br>And |

| | | | |
|---|---|---|---|
| | | Section 73<br>And<br>Section 73<br>And<br>Section 73 | Southern Suburbs Residential Policy Code Amendment<br>And<br>Morphettville/Glengowrie Horse Related Activities Code Amendment<br>And<br>Lots 51 and 52 (86-88) Morphett Road Glengowrie Code Amendment |
| 19 June 2025 | 2025.11 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 19 June 2025<br>And<br>Stanley Flat Code Amendment |
| 3 July 2025 | 2025.12 | Section 76<br>And<br>Section 73 | Gazette Notice Dated 3 July 2025<br>And<br>25 Pierson Street, Lockleys Code Amendment |
| 17 July 2025 | 2025.13 | Section 76 | Gazette Notice Dated 17 July 2025 |
| 24 July 2025 | 2025.13.1 | Section 73 | Glenside Urban Corridor (Living) Code Amendment |
| 31 July 2025 | 2025.14 | Section 76 | Gazette Notice Dated 31 July 2025 |
| 14 August 2025 | 2025.15 | Section 76 | Gazette Notice Dated 14 August 2025 |
| 28 August 2025 | 2025.16 | Section 76 | Gazette Notice Dated 28 August 2025 |
| 11 September 2025 | 2025.17 | Section 76<br>And<br>Section 73<br>And<br>Section 73 | Gazette Notice Dated 11 September 2025<br>And<br>1113 - 1131 Port Wakefield Road, Employment Land Code Amendment<br>And<br>Lot 42 Hay Flat Road Code Amendment |